

Bluebonnet Homeowner Association, Inc. ("the Association")
Minutes of the Annual Meeting
April 9, 2009 7pm Holiday Inn Suites – College Station

Director present:
Doug Van Den Brink

Regrets:
Vrege Armoyan
R. Barry Ward

The meeting was called to order by Mr. Van Den Brink at 7pm. Mr. Van Den Brink acted as Chairman of the meeting. Neil Morley acted as secretary.

Mr. Van Den Brink outlined the format of the meeting, in that the first component will be a formal session to deal with matters of business of the Association that are required to be dealt with annually. The second part of the meeting will highlight details of the Association's activities during the past year.

Mr. Van Den Brink introduced the following individuals to those in attendance:

- Robert MacPherson, JVC Developments, the majority property owner in Bluebonnet
- Neil Morley, Chief Financial Officer - JVC Developments
- Jason Ruple, General Manager of Bluebonnet Country
- Gary Johnson, Maintenance Manager for Bluebonnet

Mr. Van Den Brink reminded those in attendance that only members of the Association in good standing, and who have registered with the Secretary on arrival, are entitled to forward a motion, act as a seconder, vote on a motion, or participate in discussions pertaining to matters advanced at the meeting.

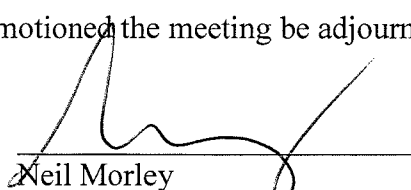
Mr. Van Den Brink reported that the secretary advised 7 persons are in attendance representing 1,163 votes, or approximately 46.15% of total possible votes by members of the Association. The Secretary will attach the scrutineers report and proof of notice of meeting to the minutes of the meeting. Mr. Van Den Brink advised the meeting is properly constituted and called to order.

Kathy McHenry motioned that the minutes from the February 12, 2008 annual meeting be adopted as is. Seconded by Rebecca Tennar. Approved.

Mr. Van Den Brink asked for nominations for the board of directors. Mr. MacPherson nominated Vrege Armoyan, Doug Van Den Brink and Neil Morley. Seconded by Kathy McHenry. Mary Hill nominated Kathy McHenry. Seconded by Robert MacPherson. Approved.

Robert MacPherson motioned the meeting be adjourned. Second by Kathy McHenry. Approved.

Approved by



Neil Morley
Secretary of the Association

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Highlights of informal session

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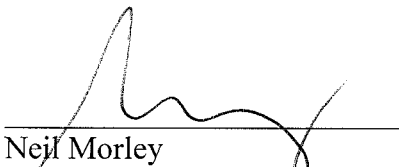
- A presentation highlighting common area improvements, 2008 financial statement and 2009 budget was given by Neil Morley. The presentation is also posted on the Association’s website <http://www.bluebonnetcountry.com/hoa.shtml>
- Discussion occurred on the following topics:
 - Garbage dump in the development and how to clean up and deter future dumping
 - Collection of accounts: some mailing addresses not correct; Member’s can use HOA website to provide current mailing address; reconsider using the County registry as it does not seem to be have current addresses
 - Posting more materials on the HOA website (by-laws, deed restrictions)
 - Future meeting times and locations
 - Non-members on certain roads (horses, four-wheelers, 18 wheelers)

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Scrutineer's Report
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The following Members are in good standing and registered with the Secretary at the Annual Meeting:

Member		Votes
Richard and Mary Hill		3
JVC Developments LLC (Robert MacPherson)		1,154
JVC Developments LLC (Neil Morley)		1
Gregg and Kathy McHenry		2
John Rudnicki		1
Rebecca Tennar		1
Demo Lee Whiddon		1
Total	7 Persons	1,163
Total possible votes		2,520
% of votes present at meeting		46.15%

Approved by



Neil Morley
Secretary of the Association