

**Bluebonnet Homeowner Association, Inc. ("the Association")
Minutes of the Annual Meeting
April 8, 2010 7pm Holiday Inn Suites – College Station**

Directors present:
Doug van den Brink
Kathy McHenry
Neil Morley

The meeting was called to order by Mr. van den Brink at 7pm. Mr. van den Brink acted as Chairman of the meeting. Coralee Kirk 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 and proposed projects for this year.

Mr. van den Brink introduced the following individuals to those in attendance:

- Robert MacPherson, JVC Developments, the majority property owner in Bluebonnet
- 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 10 persons are in attendance representing 1,219 votes, or approximately 48% 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 April 9, 2009 annual meeting be adopted as is. Seconded by Robert MacPherson. Approved.

Mr. van den Brink asked for nominations for the board of directors. Mr. MacPherson nominated Doug van den Brink, Coralee Kirk, Kathy McHenry and Neil Morley. Seconded by Kathy McHenry. Motion carried.

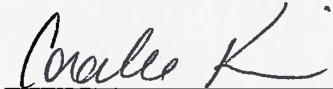
Robert MacPherson motioned the meeting be adjourned. Second by Kathy McHenry.

Mrs. Hill made a motion to have the next annual general meeting held in Navasota, TX. Seconded by Mrs. Orozco. Vote took place; 4 for, 1211 against, 4 abstained from voting. Motion defeated.

Robert MacPherson made a motion that prior to the next meeting alternate venues be investigated. Seconded by Ms. McHenry. Motion carried.

Robert MacPherson motioned the meeting be adjourned.

Approved by



Coralee Kirk
Secretary of the Association

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Highlights of informal session
April 8, 2010 7pm Holiday Inn Suites – College Station

- A presentation highlighting common area improvements, 2009 financial statement and 2010 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:
 - Procedures and restrictive covenants
 - Garbage dump in the development and how to clean up and deter future dumping
 - Posting more materials on the HOA website (by-laws, deed restrictions)
 - Information sharing – ie. future meeting notices via email
 - Value of inviting County Sherriff to future meetings
 - Private Property signs
 - Road ownership/bringing roads to county standard
 - Budget items: landscaping costs and road improvements; Banking – investigate option of no fee banking
 - Foreclosure sale process
 - Payment of maintenance fees on multiple lots
 - Process of collections on old outstanding fees
 - Future plans for Bluebonnet Country

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Scrutineer's Report
April 8, 2010 7pm Holiday Inn Suites – College Station

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)		1,147
Meadowland Development LLC (Robert MacPherson)		61
JVC Developments LLC (Neil Morley)		1
Gregg and Kathy McHenry		2
Roger Williams		3
Socorro and Donna Orozco		1
Archie and Catherine Scott		1
Total	7 Persons	1,219
Total possible votes		2,520
% of votes present at meeting		48.37%

Approved by


Coralee Kirk
Secretary of the Association