



Bluebonnet  
Estates  
Association, Inc.  
2024 Transition  
Meeting

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October 2nd, 2024

6:30PM

\*Please keep yourself on mute to  
prevent background noise.

# Agenda

- Call Meeting to Order
  - a. Establish Quorum – Must have 10% or 31 homes.
  - b. Proof of Notice – Sent on 8/22/2024 and 9/20/2024
  - c. Introductions
- Candidates
- Voting Procedure
- Adjournment
- Questions & Answers

# Legacy Southwest Team

- Ivori Moore– Community Manager

[ivori@legacysouthwestpm.com](mailto:ivori@legacysouthwestpm.com)

214-705-1615 Option 9

- Ryan Smith – Director of Management

[ryan@legacysouthwestpm.com](mailto:ryan@legacysouthwestpm.com)

# Election

- The primary purpose of the Transition Meeting is to elect three (3) homeowners to serve on the Board of Directors.
- This will be accomplished by voting and electing three (3) members (homeowners) to serve on the Board of Directors.
- Per the governing documents: one (1) Director for a three (3) year term, one (1) Director for a two (2) year term, and one (1) Director for a one (1) year term
- **Roles:** President, Vice President, and Secretary
- Once election is complete, newly elected Board members will have meeting to decide on which role they would like and discuss Board member duties and expectations.

# Role of the Board of Directors

- Protecting homeowner values.
- Supervision of association business. – Contracts, insurance, AR and AP, financial management, collections
- Governance of association. – Developing policy to manage association & daily operations
- Fostering community. – Oversight of facilities & activities to promote member interaction

# Candidate Bio

## • Melissa Bradley – 1006 Wildflower Street

Name: Melissa Bradley Address: 1006 Wildflower St Ennis TX 75119  
Phone: 972 987 7146 Email: bradleymb76@gmail.com

Introduce yourself, include business, Homeowner Association experience and number of years as a member of Bluebonnet Estates Homeowners Association, Inc.

My name is Melissa Bradley. I've been in the mortgage and finance industry for 15 years. Currently I am a fraud investigator for Citibank. I have resided in the community since December of 2022.

Reason(s) for running for the Board of Directors. Include all neighborhood interest and goals that you would like to see accomplished for the Association.

Please see attached word document

Areas that you think can be improved upon with the Association and Board of Directors

Effectively communicating with residents, transparency in decision-making processes, focusing on serious issues that would assist with long-term maintenance and improvement of common areas

What areas could you make the greatest contribution: Architectural, financial, maintenance, social, etc.

Maintenance and social activity

Do you have any commitments that will deter you from serving on the Board of Directors? (Travel, employment, other meetings) No not at this time.

# Candidate Bio

- **Leisa Guerrero– 1203 Lady Bird**

Introduce yourself; include business, Homeowner Association experience and number of years as a member of Bluebonnet Estates Homeowners Association, Inc.

My family and I have run a small family business registered since over a year. I do not have HOA Board experience but I have lived in the neighborhood for a little over 3 years.

Reason(s) for running for the Board of Directors. Include all neighborhood interest and goals that you would like to see accomplished for the Association.

I have loved living here since moving from Dallas and I would like for the community stay beautiful.

Areas that you think can be improved upon with the Association and Board of Directors

Be more transparent. Regular updates

What areas could you make the greatest contribution: Architectural, financial, maintenance, social, etc.

I have experience in keeping social media business accounts running and

Do you have any commitments that will deter you from serving on the Board of Directors? (Travel, employment, other meetings)

I am a full time employee and mother of 2 toddlers

# Candidate Bio

- **Rosalyn Hights– 705 Odlozil**

Introduce yourself; include business, Homeowner Association experience and number of years as a member of Bluebonnet Estates Homeowners Association, Inc.

I work as a Detention Supervisor for Grapevine PD.  
I have served on the ACC committee board for 1 1/2 yrs as well as lived and been apart of the Association.

Reason(s) for running for the Board of Directors. Include all neighborhood interest and goals that you would like to see accomplished for the Association.

I am to prioritize green spaces and community programs that benefit residents of all ages. By working together with neighbors to make a strong and vibrant community.

Areas that you think can be improved upon with the Association and Board of Directors

I think more enforcement of some of the rules. The up keep of properties.

What areas could you make the greatest contribution: Architectural, financial, maintenance, social, etc.

I am very flexible and able to help in all areas.

Do you have any commitments that will deter you from serving on the Board of Directors? (Travel, employment, other meetings)

I do not have anything that will interfere



# Candidate Bio

- **Paul Mullins – 1205 Odlozil**

Introduce yourself; include business, Homeowner Association experience and number of years as a member of Bluebonnet Estates Homeowners Association, Inc.

I am the Senior Director of Enterprise Systems at a university. I have lived at my current address a little over 2 years. I have served on the Architectural Committee for 1 yr.

Reason(s) for running for the Board of Directors. Include all neighborhood interest and goals that you would like to see accomplished for the Association.

My goal for being a member of the board is to assist with the maintenance of our community. I would like it to be a well maintained space for all residents to enjoy.

Areas that you think can be improved upon with the Association and Board of Directors

Overall our community has a great look with many friendly residents. The primary issue I see is community cleanliness. Trash, tall grass, bushes ect.

What areas could you make the greatest contribution: Architectural, financial, maintenance, social, etc.

I have enjoyed being a member of the Architectural Committee. While I am happy to participate in meetings my work schedule prevents me from participating in maintenance and social.

Do you have any commitments that will deter you from serving on the Board of Directors? (Travel, employment, other meetings)

I do work a 8-5pm job. I will be able to adjust my schedule for evening meetings

# Candidate Bio

- **George Westmoreland– 2600 Vavra Lane**

**Introduce yourself; include business, Homeowner Association experience and number of years as a member of Bluebonnet Estates Homeowners Association, Inc.**

I am retired, after over 40 years in the computer technology industry, last serving as the CTO for a FIN/TECH 100 company. I am currently serving on the Architectural Committee for the Bluebonnet Estates HOA. My wife and I have lived in the neighborhood for over 2 years.

**Reason(s) for running for the Board of Directors. Include all neighborhood interests and goals that you would like to see accomplished for the Association.**

I want to see our Neighborhood remain a quality neighborhood to raise families, live out retirement and everything in between. I would like to see building community spirit with activities involving the community. I would also like to make sure all homeowners understand the HOA rules and regulations, and that as a community we can all agree and follow.

**Areas that you think can be improved upon with the Association and Board of Directors**

I want the Board to listen to the homeowners and be as responsive as possible. I also believe that the Board needs to be transparent in its meetings, decisions, and budgets so that the homeowners can understand the challenges the neighborhood faces.

**What areas could you make the greatest contribution: Architectural, financial, maintenance, social, etc.**

I can continue to contribute to the Architectural Committee. I have good financial planning and budgeting experience. I am currently serving on a Board of Directors as Treasurer for a local non-profit organization.

# Voting Procedure

- Please visit HOA community website:  
[www.bluebonnetestateshoa.com](http://www.bluebonnetestateshoa.com)
- <https://bluebonnetestateshoa.com/homeowner/online-forms/annual-meeting/ballot.aspx>
- Give your name and address
- Cast your vote
- Homeowners will have until Noon October 3<sup>rd</sup> to cast their ballot.

Voting results will be posted on the community website and sent via email blast within 72 hours of the meeting.

**\*Only one vote per household is allowed.**

# Adjournment

Thank you for joining us. If you have any questions or concerns that were not covered in tonight's meeting, please email [lindsay@legacysouthwestpm.com](mailto:lindsay@legacysouthwestpm.com)



# Open Forum

- 10-minute Open Forum for Homeowner Questions
- Please limit comments to 2 minutes.