

LAOG HOA Meeting

Type of Meeting: HOA General Meeting 2020

- Call to Order and Roll Call

- Called to order at 10:05am
 - Motion: Howard, Second: Ray, Vote: Unanimous
- Attendance Records
 - Schlaudecker [REDACTED]
 - Yau [REDACTED]
 - Dietz [REDACTED]
 - Ueltschey [REDACTED]
 - Price [REDACTED]
 - Hugh [REDACTED]
 - Brooks [REDACTED]
 - Lindsly [REDACTED]
 - Melan [REDACTED]
 - Lee [REDACTED]
 - Bushey [REDACTED]
 - Prochaska [REDACTED]
 - Comesana [REDACTED]
 - Davis [REDACTED]
 - LT Richard Boe, APSO - Guest Speaker, NonVoting
 - Aaron Chaisson, Judge Candidate, NonVoting
- Howard Bushey, President - Opening remarks
 - Purpose of HOA: The purpose of the HOA is ultimately to keep home values high by ensuring the covenants of the neighborhood are upheld by its homeowners.
- Howard Bushey, President - Introduction of current board members
 - President: Howard Bushey

- VP: Chris Melan
- Treasurer: Ray Lee
- Secretary: Jessica Price
- Board Members: Danielle Davis, Chanell Costa and Dawn Cinesana
- **President Report: Howard Bushey**
 - Accomplishments and Updates: In the past year, the HOA has smooth out the process for online dues payments via Paylease, simplified and modernized the architecture request and approval process, updated the covenants, partnered with the Ascension Parish Sheriff's Department to perform a traffic study, hosted a Halloween Part and Graduation Parade, sponsored a community dumpster and reduced reoccurring costs by changing Lawn and Pond Maintenance companies.
 - Talked about Rule Enforcement for the past year: Enforcement was suspended in March and April (via Board Vote) due to the COVID Pandemic and restarted in May after the board began receiving complaints about violations.
 - Goals for the next year: Rewrite/Update the bylaws, simply the covenants, update the color pallet, update documentation processes for ease of record keeping.
 - Color Pallet: Homeowner requested involvement. J
 - Jenn Prochaska REDACTED
- **Vice President Report: Chris Melan**
 - Refuses to be president. Requested it be on record.
 - Cypress Trees at Front Pond - We need an arborist to determine *why* the trees died. Reached out to LSU for a list of local arborists and did not receive a reply. We did find one arborist but after requesting a quote, we have not heard back.
 - Non Member Attendee recommended Ascension Tree & Stump (Pat Seiger)
 - Rules Enforcement
 - Purpose of rules enforcement is to keep home values up by addressing complaints and obvious violations.
 - Most common violations are shutters falling off of the homes or otherwise in disrepair and trailers/boats (etc) in the driveway/front yard.
 - 54 violation letters sent this past year and the majority have been resolved.
 - We want all homeowners to feel comfortable submitting complaints to the board or otherwise communicate with the board. If/when you receive a violation letter please reach out to the board for clarification as needed, to

resolve the issue and/or come up with a plan that works for everyone to resolve the issue.

- Treasurer Report: Ray Lee

- Income Statement and Bank Balance (As of 8/1/2020)
 - 2020 Income: \$11,422.42
 - 2020 Expenses: \$10,295.45
 - Check Book Bal (Aug 20): \$16,504.95
- Number of paying Lots vs Vacant Lots:
 - 141 Lots - 3 Vacant Lots = 138 Dues Paying Lots
- Status of Dues Payments (Overview)
 - 2019: 98 homes paid through 2019 (71%)
 - 2020: 72 homes paid through 2020 (52%)
 - When using pay lease please include your lot # in the "Unit" section or address in the "Property" section.
 - Collection Agency Update (Chris)
 - Agency Name: Equity Experts
 - 15 currently in collections. 1 is currently negotiating with the agency to become current with dues payments.
 - In the next year we will be working with the Justice of the Peace to aggressively collect past-due payments.

- Architecture Committee Report: Ray Lee

- Summary of Requests:
 - 8 exterior painting requests (not including doors)
 - 3 fence requests
 - 1 covered patio request
 - 1 pool deck request
 - 1 patio addition request
- What to do if your request is rejected:
 - 1. Request a Variance

- 2. Appeal to the Board (from the committee)
- 3. Petition to change the covenants
- 4. Arbitration
- **Old Business**
 - Nothing to Report
- **Guest Speaker: Sherrif's Office**
 - LT Richard Boe
 - Parking: As long as drivers are parked as far right as possible, in the direction of traffic and not blocking emergency access the driver is legally allowed to park in the street on Parish roads.
 - Calls Summary 2020 (Jan - Aug, 36 Calls)
 - 7 suspicious persons/vehicles
 - 1 suicide investigation
 - 1 runaway
 - 2 accidents
 - 6 alarms
 - 2 animal reports
 - 1 civil dispute
 - 2 thefts
 - 13 disturbances
 - Noise Complaints: Noise is limited to 70 decibels after 10pm. Do not hesitate to call the sheriff's department to report noise issues. You can remain anonymous or be more involved. Response time is 2-3 minutes.
 - Children in the Street/Golf Carts and ATVs: The Sheriff's department will work to provide additional coverage as requested to alleviate these issues; however resources are limited during morning and evening rush hours and accidents/wrecks do take priority. Golf Carts and ATVs are generally not allowed on Parish Roads; however, the parish has allowed a courtesy to *registered* golf carts operated in a safe manner by a licensed driver over the age of 18 on roads with a speed limit of 35 mph or less. ATVs and Off Road Bikes are NOT allowed on parish roads at all.
 - Wildlife Issues

- Gators
 - Process for Removal: For gators on HOA property (common areas) the board will contact Fish and Wildlife to have the gator removed. For gators over 6ft (considered a nuisance gator) F&W will come remove the gator. For gators less than 6ft, F&W will issue a tag and we can hire a gator hunter to remove the gator. For gators in the center lake, a home owner must call F&W to grant permission to access the lake through their property, but the HOA will still pay the fee for the removal.
- Bats
 - A common issue in the parish that can be resolved by a professional relatively easily. A one way trap will be installed to allow the bats to leave over the course of 3 days. When they can not reenter, they will move on to a new location and then the trap can be removed and the hole can be filled.
- **Howard Bushey, President: Open the floor for discussion**
 - Speaking Limit: 2 minute limit to introduce/explain your question or concern
 - Response: Appropriate Board member will respond
 - Children in the Street (Jenn Prochaska)
 - “A double edged sword” because children are playing in the streets and not checking for cars and/or are congregating in blind curves making it difficult for drivers to see pedestrians at all.
 - Request the board send out yearly letters reminding parents to supervise kids playing outside and enforce street/road safety.
 - Suggestions for the Board (Ken Hugh)
 - Yearly Packet sent out prior to the annual meeting should include the meeting notice, proxy form and dues form to save on post office cost.
 - Separate out the ACC (Parish) guidelines from the covenants/bylaws into their own document for ease of access and understanding.
 - Raise dues \$25-\$50 for the year (to \$125-\$150) for the purpose of establishing a reserve fund for unplanned or large expenses (ie dredging)
 - Note: this requires a 2/3 vote of the homeowners (in good standing) and is valid for 3 years at which time the dues can be raised again via the same process.
 - Sidewalks (Rory)
 - Ties into the pedestrian safety issue

- Chicken Coop [REDACTED]
 - Requesting a variance to the farm animal clause of the covenants
 - Initial Request was denied by Architectural Committee
 - Variance was requested and denied by the Board
 - Explained why we denied the variance. Due to the complications of housing chickens and the knowledge required to keep them pest and rodent free (and therefore the neighborhood pest and rodent free) this is not a variance we can award to everyone that requests it.
 - Informed the homeowner and assembly that the homeowner may submit a proposal for a change to the covenants and if the neighborhood votes by 2/3 to change the covenants to allow chicken coops then a process for approval via the Architectural Committee would be established.
 - Access and Organization of Documents (Mike Price)
 - Request that the documents be more easily available on the website.
- **New Business**
 - Howard Bushey: Call for Quorum
 - Quorum is 36 households. We have 13 present (in good standing) and 4 proxies. Quorum cannot be established. A second meeting will be called at least 30 days out from today for the purpose of Nominating and Electing Board Members. Quorum at the second meeting will be 18 to include any proxies.
 - Proxies
 - Damon and Toni Lodge [REDACTED]
 - Zhen Tang [REDACTED]
 - Garrin and Chanell Costa [REDACTED]
 - Bryan and Evette Castille [REDACTED]
 - Nominations/Election of Board Members
 - 7 Board Member Positions total. One is currently vacant.
- **Adjournment**
 - Adjourned at 1115am.
 - Motion: Howard, Second: Ray, Vote: Unanimous