

Saturday, April 5<sup>th</sup>, 2025  
10:00 AM  
River Community Church  
Prairieville, LA

## Lakes at Oak Grove HOA General Meeting

- Call to Order and Roll Call:
  - Meeting was called to order at 10:03am
  - Board Members Present: Howard Bushey, Chance Tolbert, Chris Melan, Mark Liggett, Kevin Raske
- Howard Bushey, President - Opening Remarks and Purpose of HOA
- Introduction of Current Board Members
- Guest Speaker - Ascension Parish Sheriff's Office
  - Dustin Ellingburg, Patrol Lieutenant, District 3
    - Our neighborhood had 86 calls for service in the previous calendar year
      - Vast majority were non-criminal or domestic
      - There were a few theft reports and one citation issued
    - Mr. Bushey raised the concern of speeding in our neighborhood, particularly concerning the safety of children and disembarking the school bus.
    - Traffic Line for non-emergency concerns 621-8300
- President's Report:
  - QMS has been renewed for enforcement for one more year.
  - Front Fountain and Pond Management
    - Fountain lost power due to line cut. Electricity issue. It was finally restored and no issues since.
  - Status on Cameras and Implementation Timeline (April 2025)
    - Vendor will be here on Thursday or Friday of upcoming week (4.7-4.13) to install
    - Bonus: This will lead to potential reduction of insurance rates

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- Update on New sign and quote:
  - New sign will be weather-resistant and made of more durable material
  - Design will remain the same unless a new design is put forth.
- Public Servitudes:
  - The HOA would like to re-establish public servitudes originally worked into neighborhood plan to access big lake and other areas that need regular servicing.
  - The HOA Board desires to make improvements to big lake while making it more accessible to the rest of the neighborhood.
    - Potential improvements: HOA paid mowing around big lake, potential walking path, better safety, etc.
  - This will require discussions with property owners and would potentially require the moving of existing fences to make way for public servitude
    - HOA Board is exploring potential of providing assistance with moving fence.
  - Parish also came out last year and rectified issues around neighborhood with drainage. However, it will be needed once again.
  - Mr. Bushey encouraged other residents to call and advocate as well with the parish for issues that are the parish's responsibility
- Halloween Party 2024
  - Kirsti Matz will be stepping down from board. Will need another board member or neighborhood resident to support and organize this year to ensure it happens effectively.
- Rules Enforcement and QMS
  - Mr. Bushey restated work of QMS in ensuring consistent and unbiased enforcement of HOA covenants.

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- Board is discussing improvements that could be made to enforcement process
- Board is also exploring potentially using QMS for full property management with continued board oversight.
- Main Lake Issue - Wild Life and Fisheries
  - Non-native fish were spotted in lake, Dept. of Fish and Wildlife would like to complete survey and need access via lake neighbors backyard.
- Treasurer's Report:
  - Refer to statements and balance sheets presented as part of meeting
  - Number of Paying Lots vs Vacant Lots were discussed
  - Status of Dues Payments (Overview): Goal is 70% payment for neighborhood
    - Unpaid Dues Actions will be taken this year in order to bring more homes current.
  - Liens and Fines
- Architectural Committee Report:
  - Only two real structures asked about recently.
  - Mr. Bushey asked us to include website in letters sent
- Old Business:
  - Revisited information presented on:
    - Camera Implementation Timeline
    - Overgrown Drainage Pond - Public Servitude Back of Timothy Drive
    - New Front Sign for the Neighborhood
- New Business:
  - Main Lake Access:
    - Owned and controlled by HOA
    - 4-5 properties that have servitudes designed into original neighborhood plans.
    - One property at least is goal to create servitude

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- Final goal is lake usage improvements that can be enjoyed by all residents and not just those who live on it.
- Covenant Changes - two requests from member to allow chickens - requires covenant change
  - We can't create a variance that has a fundamental or foundational change to the bylaws, therefore a covenant change would be required.
  - Plan for next year, come up with rules and bylaws for chickens to be allowed in neighborhood and will present at next general meeting.
  - Members are reminded that they can propose changes to the covenant.
- Parking
  - Obvious issue - Main safety concern of blind turns. Parking near or at turns represents a serious risk.
  - If you have feedback please share. We are looking for a best practices that will help make life easier for everyone.
- Drainage Issue
  - Issue on Timothy, still trying to work on it when it rains hard. We can bring up and address with the Parish.
- Consider Full Property Management
  - Mr. Bushey proposed an increase in our usage of QMS to fully manage our HOA activities for us.
  - Discussion occurred regarding pros and cons
- Liens on Property will be pursued throughout the remainder of 2025 for those who have not paid over three years
- Open Floor:
  - No questions or statements were raised while the floor was open

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- Call for Quorum and Elections
  - Quorum for the meeting was met with over 20 voting members or proxies present.
  - With the quorum present voting proceeded:
    - Three members were nominated and duly elected to at-large positions with the HOA board:
      - Hazel Davis
      - David Weber
      - Jackie Harewood
    - All current members of the board were re-elected:
      - Howard Bushey, Mark Liggett, Chance Tolbert, Chris Melan, Kevin Raske
- Adjournment
  - The meeting adjourned at 11:41am.