

The Lakes at Oak Grove HOA 2026 Annual Meeting Minutes

Location: River Community Church, 36367 Perkins Road, Prairieville, LA

1. Call to Order

The annual meeting of The Lakes at Oak Grove Homeowners Association was called to order by HOA President. The goal of the meeting was to conduct the annual business meeting, review financials, discuss community improvements and ongoing concerns, and hold the annual election for board members.

2. Guest Speaker – Ascension Parish Sheriff's Office

Lieutenant from the Ascension Parish Sheriff's Office addressed the homeowners regarding neighborhood safety, crime prevention, traffic concerns, and use of the neighborhood camera system.

Lieutenant advised residents that historically, crime trends increase during summer months when school is out and children are home during the day. He strongly encouraged residents to lock vehicle doors nightly and remove valuables such as cash, firearms, and electronics from vehicles.

Residents were provided the non-emergency sheriff's office number (225-621-8300) and were advised to request a Traffic Enforcement Request (TER) if speeding or reckless driving becomes a recurring issue in the neighborhood.

Discussion occurred regarding ongoing speeding issues within the subdivision, including school bus safety concerns, vehicles passing stopped school buses, and children previously being struck by vehicles in the neighborhood. Residents stated that at least two pedestrian incidents had occurred historically within the subdivision.

Lieutenant explained that school buses are equipped with video recording systems and that citations can be issued when video evidence exists of vehicles illegally passing school buses.

Residents discussed the neighborhood's license plate reader and camera system installed at the subdivision entrance. The board explained that the system records incoming and outgoing traffic and stores recordings in a cloud-based system accessible by the HOA Board. Footage may be provided to law enforcement when criminal incidents occur.

A discussion occurred regarding whether the HOA should grant law enforcement direct access to the neighborhood license plate reader system. Board members stated that this had not yet been approved and would require future board discussion.

Lieutenant encouraged residents to continue reporting concerns and stated that law enforcement would respond to recurring traffic or criminal activity when notified.

3. Establishment of Quorum

The HOA confirmed that quorum requirements were met for the annual meeting.

Attendance included representation of approximately 20 lots present in person along with six proxy votes submitted.

4. 2025 Treasury Report and 2026 Budget Presentation

QMS Management presented the 2025 Treasury Report and proposed 2026 HOA Budget.

Residents were informed that QMS assumed full management responsibilities for the HOA around September 2025 after previously handling only enforcement-related services.

The financial presentation reviewed operating expenses including utilities, water, electricity, landscaping, pond maintenance, sewer services, insurance, internet service for camera systems, and administrative costs.

The board explained that a new landscaping vendor, Groundworks, had been contracted to maintain the subdivision entrance and common areas. Residents were encouraged to report if landscaping maintenance appeared neglected during the growing season.

The HOA discussed ongoing aquatic vegetation control and pond maintenance efforts at the subdivision entrance.

The board explained that internet service at the entrance monument was required to support cloud storage and remote access functionality for the neighborhood security camera system.

Major HOA improvement projects completed or initiated during the year included:

- Installation of neighborhood entrance cameras and license plate readers
- Installation of internet service for the camera system
- Ongoing design and replacement planning for the neighborhood entrance sign

The proposed 2026 budget included approximately \$6,000 allocated toward construction of a new subdivision entrance sign.

QMS explained that the new signage would likely utilize High Density Urethane (HDU) materials, which can replicate wood or aluminum appearances while offering greater durability and reduced maintenance.

Residents were provided with multiple sign design concepts and were asked to mark their preferred design option for future board consideration.

The board confirmed that all financial reports, governing documents, meeting minutes, and HOA information would be available through the QMS owner portal and HOA website.

5. HOA Portal and Communication Discussion

Residents discussed the HOA online owner portal implemented through QMS.

The board explained that the portal allows homeowners to:

- Pay HOA dues online
- Submit architectural requests
- Access governing documents and covenants
- Review financial reports and meeting minutes
- Receive violation notices and HOA communications

The board acknowledged that some residents experienced difficulties accessing the portal and offered immediate assistance during or after the meeting to resolve login issues.

6. HOA Dues, Inflation, and Financial Planning

The board discussed the prior increase in annual HOA dues to \$250 and explained that rising operational expenses made the increase necessary. Expenses cited as increasing substantially over recent years including landscaping, pond maintenance, signage, camera systems, insurance, and neighborhood events.

7. Questions Regarding Budget Line Items

Residents questioned several specific budget items including trash expenses, website hosting fees, legal expenses, and software subscriptions.

The board clarified that trash and dumpster-related expenses were retained in the budget for possible future signage installation cleanup or HOA event usage.

Website hosting costs were maintained temporarily to preserve the HOA's independent website and domain while under a one-year management contract with QMS.

The board confirmed that QuickBooks software expenses would be eliminated going forward because QMS now handles accounting functions.

The legal services budget was explained as necessary for collections, covenant enforcement, liens, legal notices, covenant amendments, and attorney consultations. The board explained that liens are generally pursued for homeowners with balances exceeding \$500 and that legal processes include certified notices and attorney review. The board stated that legal collection activity is intentionally limited each month to avoid overwhelming HOA finances with attorney fees.

The board also confirmed that the HOA plans to discontinue use of the existing post office box in the future since QMS now maintains mailing services.

8. Community Appearance and Landscaping Concerns

Residents raised concerns regarding the appearance of landscaping near the subdivision entrance, specifically noting an imbalance in tree placement and aesthetics.

The board agreed that the issue remained unresolved and stated that additional landscaping improvements would likely be addressed in conjunction with the new sign project.

9. Historical HOA and Neighborhood Issues

The board reviewed several longstanding neighborhood concerns currently under review, including:

- Access to the main lake
- Overgrown drainage ditch areas behind Timothy Drive
- Maintenance concerns involving HOA-owned ponds and fencing
- Drainage and flooding problems near subdivision entrances
- Ownership and maintenance disputes involving Lot One and developer-controlled property

The board explained that the HOA previously amended covenants to remove developer control rights and require undeveloped lots to pay HOA dues.

The board further discussed ongoing efforts to address drainage concerns with Ascension Parish government and local council representatives.

10. Enforcement Procedures and Parking Violations

QMS representatives explained the HOA covenant enforcement process.

Residents were informed that enforcement inspections occur approximately once monthly and that homeowner submitted photographs may also be used to document violations.

The board emphasized that complaints submitted by homeowners remain anonymous.

Parking violations were discussed extensively, particularly vehicles parked on streets and near blind curves.

The board reiterated that while street parking may be legal under parish regulations, HOA covenants prohibit routine street parking within the subdivision.

Residents discussed concerns regarding traffic flow near the neighborhood entrance and confusion involving directional travel around the subdivision pond and curved areas. Suggestions included additional signage, lighting improvements, and reflective markings to better guide traffic. Board members discussed the possibility of requesting parish approval for red curb striping or no-parking designations near blind curves.

11. Flooding and Drainage Discussion

Residents raised concerns about recurring flooding near the subdivision entrance after heavy rainfall.

The board explained that drainage concerns had been reported to Ascension Parish multiple times and that various parish departments had investigated the matter.

A discussion occurred regarding drainage runoff from neighboring properties not included within the HOA.

Residents were encouraged to continue documenting flooding conditions and submit photographs and complaints directly through parish reporting systems to increase response urgency.

12. HOA Governance Discussion

Residents discussed possible future changes to HOA governance and board election procedures.

One resident proposed allowing homeowners to vote directly for officer positions such as president rather than allowing the board to internally appoint officers after elections.

The Board explained that such changes would require covenant amendments and noted that the current structure allows board members to select officers based on experience and willingness to serve.

The board also discussed potential future consideration of term limits and staggered board terms.

The Board explained that recruiting volunteers for HOA service has historically been difficult and noted that maintaining sufficient board participation remains a challenge.

13. Board Elections

The annual election for HOA board members was conducted.

The board explained that all current board members stand for re-election annually under the existing bylaws.

One board vacancy existed due to a board member stepping down.

Dr. Vickie Auguste was nominated for the vacant board position.

Nominations were closed following a motion and second from attendees.

The nomination was approved unanimously by verbal vote.

The board thanked outgoing board members and welcomed Dr. August to HOA board service.

14. Closing Remarks and Adjournment

The board thanked residents for attending and participating in the annual meeting.

Residents were encouraged to continue communicating concerns to the board and to utilize the HOA portal and QMS management services.

The meeting concluded following final discussion regarding landscaping, safety, parking, and future neighborhood improvements.