

The Shadows at Manchac Meeting Minutes
January 15, 2020

Members Present:

President- Lindsey Olivier
Vice President- Jason Martin
Treasurer- Justin Smith
Secretary- Misty Entremont

New Business Discussions

1. Homeowners Association Dues:
Delinquent accounts- **Discussed ways to encourage homeowners to pay fines and dues. Also set bylaws in place and move forward with implementing 11 months no dues are paid lien will be filed and notification sent. Address will be posted in newsletter on any past due homeowners.**
2. Common Lot - soccer field holding water and needs improvement We discussed ways and strategies to decrease water. **We voted to move forward with trench dug by board members.**
3. Lawn Service up for renewal/contract- **Bidding has started and we will have bids back by the end of January. Lawn service will need to start beginning of March. We will communicate with Community Management to move forward and meet with new vendor to do a thorough walk through.**
4. 8' fences- **We agreed to consistency and to keep fences at 6 feet and fine any noncompliant.**
5. Street Lights- **We discussed reporting any light outages and discussed finding an option for a broader spectrum of light and discuss with energy options.**
6. Playground equipment- **We voted leave equipment in back and add equipment in front due to expensive bids to move.**

Strategic plan/ Improvement project Ideas Pending:

1. Benches - have been selected. **We will install after concrete work is complete. Discussed bolting benches to concrete in circle pavement in back. 3 benches added to the front and will be installed when concrete is poured.**
2. Concrete: several quotes have been obtained. Board will decide how to proceed. **We will modify bids to include bench pads and column in front. We will be sending bids for brick column.**
3. Electricity - board will move forward with installing electricity at neighborhood entrance. Looking to finalize quote of materials. **Board discussed and hired electrician to**

provide electricity at front and we will purchase equipment and appropriate lighting along with supplies.

4. Bushes at front entrance will be planted in the spring. Landscape depot will be supplying viburnum at 10.00 a plant. **We are waiting for Louisiana Nursery to open back up for soil. We will be renting grass cutter along with utilizing for trench in common lot. We will confirm date of installation within the week.**
5. Painting sign in front - date to paint? **We discussed the process of pressure washing, priming, and applying a quality paint. We will be confirming a date within the next week to complete job.**

Strategic plan/ Improvement project Ideas Complete:

- Business account with Sherwin Williams and Louisiana Nursery has been opened and Yard of the Month reward program is set in place from Louisiana Nursery.
- Detention pond - in contact with Aaron Lawler. Inauguration of the new Parish President and Drainage Committee was on January 13th. Now is the time to continue to pursue this issue. **We decided to reach out to Aaron and move forward with resolution.**

Old Business:

- Discussion of Lot 100: Provided drainage plan, servitude revocation for their lot to do their choice and route. **We have received no response.**
- Discussed setting a mandatory neighborhood vote for any single project that exceeds 5,000 dollars. **We currently have no one project to exceed amount. We voted to add this to bylaws.**

Other:

- **Board member will meet with electrician for walk through.**
- **Board members will meet with lawn vendor to thoroughly walk through areas being affected and discuss concerns.**
- **Board members will dig trench, plant viburnum, and paint sign**
- **Board members agreed to donate brick for column**

Adjourned

Minute meetings taken by: Misty Entremont