

The Shadows at Manchac Meeting Minutes
October 30,2019

Introduction of New Board of Directors

President- Lindsey Olivier
Vice President- Jason Martin
Treasurer- Anna Tripp
Secretary- Misty Entremont
Board member- Justin Smith

Bylaws- put in place and read

Discussions on previous board and whether to continue

1. Monthly newsletters- Agreed to keep
2. Website: any changes? Agreed to keep. Discussed more frequent updates, removal of financials. We feel our neighborhood financials should not be public record and neighborhood is sent financials monthly via email.
3. Welcome Letters - Misty will hand out welcome letters but the board is moving into the direction of electronic welcome letters. We will discuss with Amanda.
4. Policies (trash, dog, recording, sign) Changes will be made to policies. Board agreed to veto sign and dog policy and keep trash policy and recording policy.

Discussion of Lot 100

Provide drainage plan, servitude revocation for their lot to do their choice and route.

Strategic plan/ Improvement project Ideas

1. Benches - voted and will move forward with purchasing
2. Pavilion- see as a long term goal and will continue to seek out options and prices. Also discussed following up with signing waivers for licensed contractors to subcontract.
3. Bushes common area-
4. Electricity in common area- long term goal with pavilion or playground equipment if moved.
5. Electricity at front entrance- voted and agreed to discuss with neighborhood resident about helping and getting a quote.
6. Bushes at front entrance - voted yes to finalize project and moving forward as soon as possible
7. Continue sidewalk- discussed sidewalk on walking trail to be fixed, also discussed 4x4 concrete slab for entrance sign, anchors for benches, discussed making pathway in front ADA Compliant and extending in front of common area to the corner of Old Reserve and Old Tree. The board will get bids on concrete pads, fixes, and a quote with and without extending the sidewalk and make a decision when quotes come in.

8. Boards around sewer treatment plant- Discussed options. No decision was made at this time and will discuss again at the next meeting.
9. Open up business account with Sherwin Williams and Louisiana Nursery
10. Painting sign in front- discussed purchasing paint from Sherwin Williams after account is set up. Jason offered to use paint sprayer and do work. Misty will help tape sign.
11. Mailbox: Discussed status of mailbox and location. If we elect to put a sign at the front entrance, the board may decide to relocate into the brick column

Detention pond - will continue to keep everyone updated on progress

Questions/ Suggestions-

Discussed fencing common area and previous quotes and problems

Discussed moving playground equipment from back to common lot

Discussed negotiating with community management price

Discussed positioning of benches

Discussed setting a mandatory neighborhood vote for any single project that exceeds 5,000 dollars.