

**The Shadows at Manchac
SPECIAL MEETING MINUTES
December 11, 2020**

I. CALL TO ORDER

Vice President, Justin Smith called the meeting to order at 6:00 pm.

II. Old Business

- a) The board discussed the amended and restated restrictive covenants for the Shadows at Manchac. First Horizon, Inc. (Developer) transferred their developer rights to the previous board on October 14, 2020. Section 25 of the original restrictive covenants allows the individuals holding the developer rights to amend the restrictions at any time. This allowed the board to amend the restrictions without having the 2/3 neighborhood vote. The board apologized for amending the restrictive covenants without the neighborhood vote, but explained at the meeting that amending the restrictions has been a work in progress with the HOA for over 2 years.
- b) The members of the board agreed to amend #44 in the Restrictive Covenants to give the 2/3 vote back to the neighborhood for future amendments to the Shadows at Manchac Restrictive Covenants.
- c) Reviewed the amendments line by line with members in attendance, and discussed what the members did not agree with or would like amended.
- d) Restrictive covenants will be amended based on discussions from this meeting and a copy will be given to all homeowners in the Shadows at Manchac for review. A period of 7 days will be given for additional comments from homeowners. After the revisions are made from the additional comments period, the Restrictive Covenants will be refiled at the courthouse with all five board member signatures.

III. New business

- a) Shadows at Manchac HOA Group Facebook Page
 - a. The Board asked the members at the meeting if they would like to have two Facebook pages or one for less confusion. A vote was to keep the current Resident at the Shadows at Manchac Facebook page and that a current HOA member on the board will be added as a Moderator to help manage membership and to address questions for the HOA on this page.
 - b. Mark Ammons will be representing the HOA as moderator on the Residents at the Shadows at Manchac Facebook site and he will be contacting Megan Coco so she can change his rights from member to moderator.

Meeting was adjourned at 8:30 p.m.

Approved by: Misty Entremont, Justin Smith, Joey Thornburg, Christina Martino, and Mark Ammons

See Next Page for Lot Owner Attendance at Special Meeting

Attendance

Special Meeting Attendance	
<u>Last Name</u>	<u>First Name</u>
Ammons	Mark
Ardoin	April & Kendric
Bergeron	Cheryl
Bordelon	David
Boswell	Brandon
Buckner	Bryan
Burton	Holly
Clanton	Marsha
Coco	Megan
Deaver	Katherine
Entremont	Brian & Misty
Fields	Brittany & Adam
Foucha	Kayla
Frederickson	Kevin & Amy
Gauthreaux	Trevor
Gloston	Ronald
Goebel	Brittany
Harman	Joshua
Hoffpauir	Kevin
Lambert	Rachel
Leblanc	Timothy
Lee	Noell
Loland	Paula
Lucas	Joshua
Luebkeaman	Kimberly
Martino	Steven & Christina
Olivier	Nicholas & Lindsey
Pandya	Jigar
Robins	Donald
Ruiz	Chase
Schadrie	Brandon & Teresa
Schexnaydre	James
Singleton	Joey
Smith	Justin
Tullos	Robert & Jodi
Valliant	Don & Robyn
Vickry	Ryan & Kalyn
Vidrine	Troy
Waller	Mallory
Washington	Evan & Xaundra
White	Christopher
Woodside	Donovan & Jennifer