

The Shadows at Manchac Homeowners Association, INC
Board of Directors Meeting
March 12, 2019

Minutes:

The Board meeting was held at 6:00 p.m. on March 12, 2019.

I. CALL TO ORDER

- a. President Christ white called the meeting to order at 6:00 pm

II. ROLL CALL OF OFFICERS

- a. Chris White, Lindsey Olivier, Megan Coco, Anna Tripp, and Brandon Boswell

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

- a. Motion by Chris White to approve the minutes of the Regular February meeting.

IV. CURRENT FINICAL CONDITION

- a. Anna Tripp reported on the finials.

V. PENDING ISSUE

- a. Detention Pond

- i. An order is on file with the parish to correct all issues regarding the pond and drainage along the common area near the front of the neighborhood.
- ii. The trees along the pond and inside the pond are causing drainage issues. As of today, the trees have not been removed. They will be removed on cleanup day.
- iii. As stated in previous meetings, verbiage is being determined for signs along the pond to discourage littering.

- b. Common Area

- i. After looking into the water drainage issue on the common land due to nonresidents, it was determined that there is not much we can do at this time. The Board is looking into options for correcting the drainage issue. Action cannot be taken until the parish completed the pending work order on the pond.
 - 1. Additional landscape or improvements will not be added to the common lot until the parish has completed all repairs, as the leveling of the land will need to be corrected/ addressed first.
 - 2. Megan Dianne Coco and Lindsey Olivier are looking into the possibility of moving the playground equipment to the front common lot after the parish completes the pending work order.
- ii. The possibility of purchasing a strip of land in front of the common area that currently belongs to a house behind the neighborhood was discussed. After additional researched was conducted, it was determined this is not an option at this time.

- iii. The issues of the current location of the tress in the common area and their proximity to underground utility lines as well as the servitude was discussed:
 - 1. There are concerns that the trees were planted directly next to underground utility lines as well as on the servitude, and that the roots could spread and cause other concerns such as drainage issued. A decision has not been made to remove the tress.
 - 2. The trees will not be removed without notification.
 - 3. Several options were considered including, relocating the trees by the lawn service company. Since this was an improvement to the neighborhood by the previous Board, the Board believes those involved should be informed of the possibility of the relocation. This will also provide additional insight regarding the initial surveying of the land. Also, the original members may be able to provide the records granting approval to plant trees in their current location.
- iv. Chris White provided an update regarding the mailbox in front of the common area:
 - 1. Per Chris's meeting with the Post Master, the Board must fulfill the requirement of obtaining a small shed in order for mail to be delivered to the neighbor mail box.
 - 2. Upon further discussion on the issue, it was determined that more research is needed to determine the most cost-efficient route to take. The shed will be utilized as a central location to house holiday decorations, extra playground equipment seasonal items, etc.
 - 3. Once the shed is in place, the possibility is installing electricity will be explored.
- c. Assessments and Payment of Outstanding Balances
 - i. A reminder was sent to members via social media, mail, and the newsletter regarding payment of annual dues.
- d. Quotes were recently received to have the sidewalk near the playground repaired.
- e. Lindsey Olivier received written approval to replace the boards around the sewer treatment area. She was also granted approval to either stain or paint the boards.
- f. A list is in the works for both short term and long term improvement goals for the community.
- g. The second soccer goal appears to be broken and will need to be replaced. The Board voted unanimously to replace the goal and have it set up prior to the Easter party.

VI. ITEMS PASSESED

There were no new items presented at this meeting.

VII. NEW BUSINESS:

- a. Lindsey Oliver addressed the following:
 - i. Looking into the cost of having Tripp's Lawn Care plant additional landscape in the front of the neighborhood.
- b. Megan Dianne Coco addressed the following:

- i. Composing a list of new residential members and will update the list once informed on closing of homes. The list will also be utilized to remove members from the neighborhood site who no longer live in the community.
- ii. Welcome packet will be provided to new home owners.

VIII. COMMUNITY CALENDAR

- a. Megan Dianne Coco addressed the following:
 - i. Discussed having a Community Cleanup Day on March 30, 2019, if weather permits.
 - ii. The Annual Easter party will be held Sunday, April 14, 2019
- b. Chris White addressed the following:
 - i. Semi-annual meeting scheduled for Wednesday, April 10, 2019, at Oak Grove Community Center.
 - ii. Chris White confirmed 2 guest speakers for the semi-annual meeting to discuss community concerns.

IX. NEXT MEETING

- a. The next meeting will be the Semi Annual community meeting set for April 10, 2019.
- b. Chris White asked if there was a preferred date to schedule a special meeting to review possible rules that may need to be approved. Date TBD

X. TO THE GOOD OF THE ASSOCIATION:

- a. Resident's yards are looking good considering the season. Yard of the month was not awarded in January or February due to the climate. Lindsey Oliver stated that judgement will resume in March.
- b. Newsletter is scheduled to be delivered on the 1st of next month.
- c. The Welcome Committee will deliver welcome packets to new neighbors upon notification of their arrival.
- d. Community Cleanup Day is tentatively scheduled for March 30, 2019.
- e. The annual Easter party will be on Sunday, April 14, 2019, from 2-4. Megan coco will be collecting plastic eggs and other goodies.

Meeting Adjourned



Megan Dianne Coco, Secretary to the Board