

The Shadows at Manchac Homeowners Association, Inc
Board of Directors
Minutes of Board Meeting
April 21, 2021

Minutes of the Board of Directors meeting of The Shadows at Manchac Homeowners Association, Prairieville, LA, held at the Common Lot in Prairieville, LA, at 6:00 p.m. on April 21, 2021.

I. CALL TO ORDER

Treasurer, Justin Smith called the meeting to order at 6:01 p.m.

II. ROLL CALL OF BOARD MEMBERS

All Board members were present.
Misty Entremont, President
Joey Thornburg, Vice President
Justin Smith, Treasurer
Christina Martino, Secretary
Mark Ammons, Member at Large

III. APPROVAL OF PRIOR MEETING MINUTES

Motion by Mark Ammons, and seconded by Joey Thornburg, to approve the board minutes for April 21, 2021. Motion was carried and meeting minutes were approved by all Board Members on May 10, 2021 at 7:18 p.m.

IV. CURRENT FINANCIALS

1. Justin Smith, Treasurer reported current finances for the Association. All financial information can be located on [ComWeb Portal - Resident Dashboard](#).
2. Lawn Vendor Contract – The Association currently has hired a new lawn contract vendor for 2021. The contract price has not changed from last year's contract and the Association is receiving more services than was provided by the last year's lawn vendor. Lawn Contract was available for homeowners to view at the meeting. Misty Entremont, President notified all homeowners present that the lawn contract was available to view and asked if anyone wanted to view the contract. All homeowners agreed they were satisfied with the current lawn vendor and zero homeowners viewed the lawn contract at the meeting.
3. HOA Annual Dues – The Association is clearing out outstanding balances and there are currently 5 homeowners with outstanding that are outstanding at this time.

V. OLD BUSINESS

1. Pending Issues:
 - a. Drainage - No current updates at this time.
 - b. Sidewalk - The Board is still accepting quotes for sidewalk repair.
 - c. Painting of Light Poles - The Board intends to paint the light poles. Currently pending weather and volunteer availability.

- d. Landscape Committee - The Committee will be planting annuals by the Shadows at Manchac entrance soon. Currently pending weather and volunteer availability. The President asked all in attendance if they would like to volunteer to be on the committee to please notify the Board. Melissa Simoneaux would like to volunteer on the Landscape Committee and asked to be included in the next Committee meeting.
- e. CCR's - The final draft has been sent over to our attorney for review. Once we receive them back, we will provide further updates. ***The Board does not have any updates to provide at this time.***
 - 1. The Board received requests from Lot Owners #8, Donovan and Jennifer Woodside to send them the final draft that is being reviewed by the attorney. The Board unanimously agreed to send the document to them.

2. Completed Issues

- a. McCrory 2 – Road has been repaved.

VI. NO ITEMS ARE BEING VOTED ON AT THIS MEETING

VII. NEW BUSINESS

- 1. Current Litigation - The HOA is currently in litigation with a homeowner and at this time the HOA has no plans of calling a special assessment. Lot Owners began asking questions regarding the current litigation. The Board repeatedly told the members present at the meeting that we were unable to discuss the current litigation based on the advice from our lawyer. Some members present wanted to know what the lawsuit entailed and wanted to see the petition in question. President, Misty Entremont stated that this is a public document, but the Board is unable to provide further details on this matter since we are currently in litigation. Homeowners of Lot #8, Donovan and Jennifer Woodside and Lot Owner # 59, Donald Robins began answering questions regarding the current litigation. Many of the homeowners in attendance asked to see the petition and Lot Owner # 59, Donald Robins went to his home and brought copies back to the meeting for members of the association to view.
- 2. Questions that were brought up at the meeting.
 - a. When was the petition received by the Board of Directors?
The petition was served by the Ascension Sheriff's Office to the HOA President's home on February 17, 2021.
 - b. Is the current lawsuit going to be covered by the HOA insurance policy?
Not at this time.
 - c. Who is being sued? The association (all homeowners) or the just the Board of Directors?
The Board relayed at this time we cannot provide exact details on who is actually being sued since we have been advised not to discuss the litigation at this time. The Board notified the homeowners that this

information is considered to be public record and is available for members of the public to access.

- d. How much has been spent on lawyer fees so far?
\$1000.00
- e. Which Board members voted to consult an attorney on the current litigation?
The Board unanimously agreed to hire an attorney to represent the board on March 8, 2021.

- 3. Special Assessment – At this time the HOA has no plans of calling a special assessment. Homeowners at the meeting inquired what would happen if a special assessment is called. Misty Entremont, President directed the homeowners to read the Declaration of Covenants, Conditions, & Restrictions (CC&R's) that are published on our Homeowners Association's Web Site that will explain the process if a special assessment is needed.

VIII. NEXT BOARD MEETING

May 10, 2021

IX. ADJOURNMENT

Joey Thornburg, Vice President made a motion to adjourn, motion seconded by Justin Smith, Treasurer. Motion passed and the board meeting was adjourned at 6:30 p.m.

These minutes were approved by the Board of Directors.

Christina Martino

Christina Martino, Secretary

5/10/21
Date