

The Shadows at Manchac Homeowners Association, INC
Board of Directors Meeting
August 13, 2019

Minutes:

The Board meeting was held at 6:00 p.m. on August 13, 2019.

I. CALL TO ORDER

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

II. ROLL CALL OF OFFICERS

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

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

- a. April and June. A meeting was not held in May.

IV. PENDING ISSUE

- a. Detention Pond

- i. Lindsey and Chris will meet with the parish officials to discuss the Pond and Emergency Drainage.

- 1. 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. As stated in previous meetings, verbiage is being determined for signs along the pond to discourage littering.

- iii. The following items are on until the parish has completed all repairs, as the leveling of the land will need to be corrected/ addressed first.

- 1. Additional landscape or improvements will not be added to the common area.

- 2. The broken sidewalk near the pond will not be repaired until the repairs on the pond are complete.

- 3. Bushes along the back of the Common will be added after the maintenance is complete.

- b. Common Area

- i. There is a possible dead tree in the common area that may need to be removed.

- ii. The Army Corps of Engineers determined that wooded area in the back section of the neighborhood is no longer listed as "wetlands".

- iii. The dry pond is now under contract for scheduled regular cuts.

- c. 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. This will be addressed when weather permits.

d. Signatures have not been collected to reduce the speed limit since the semiannual meeting.

V. ITEMS PASSESED

There were no new items presented at this meeting.

VI. NEW BUSINESS:

a. Assessments and Payment of Outstanding Balances

i. There is a judgement pending with the Justice of the Peace for one resident.

Liens will be placed on homes with outstanding dues greater than \$500 which includes unpaid yearly assessments.

VII. NEXT MEETING

a. The next meeting is scheduled for September 17, 2019

VIII. TO THE GOOD OF THE ASSOIATION:

a. Newsletter is scheduled to be delivered on the 1st of next month.

Meeting Adjourned



Megan Dianne Coco, Secretary to the Board