

Post Oak Landing HOA Meeting Minutes

Date of Meeting: 09/16/12

Time: 4:30 – 6:15 pm

Location: Chick Fil A - Covington, LA

Minutes Prepared by: Claudia Arbelle

Purpose of Meeting

- Introduction of New Board
- Old/New Business

Attendance at Meeting

Mike Nolan – President

Tommy Buckel – Vice President

Claudia Arbelle – Secretary

John Vinson – 5th Board Member

31 Homes represented by multiple home owners

Not in Attendance:

Doreen Johnson – Treasurer

Meeting Schedule

- Call to Order at 4:30
- Thanks to outgoing board members:
 - President-Joe Dubreuil
 - Vice President-Richie Kabrich
 - Treasurer-Teresa Dubreuil
 - Secretary-Katie Kabrich
- Introduction of new HOA Board Members
- Mike Nolan thanked the previous Board Members; also thanked Michelle for doing the decorations at the entrance of the neighborhood throughout the year, and Sean for being the Webmaster for the HOA's Website.
- Review of the financials; everyone attending meeting received a copy of the current activity of the HOA account; reviewed list of costs and current balance; all dues are paid in full – no delinquencies.

Balance in account: as of 8/12/2012 \$13,282.54

MG – motions to approve Treasurer's Report

AN – 2nds motions

All in favor – all yes

- Review of minutes from March 2010; handed out copies of minutes to all attending meeting. Minutes also available on Website

ND – motions to approve Secretary's Minutes

LG – 2nds motion

All in favor – all yes

Old Business/New Business

- **Landscaping** – Everyone agrees that the majority of monies in account goes to landscaping/grass cutting. Discussion on ways to increase savings; Mike Nolan spoke about collecting bids for new companies. Grass Inc. placed a bid for \$1000.00 a month (we are currently paying \$1300.00 a month). Feedback was negative on Grass Inc. multiple homeowners have used company and were very unsatisfied with their work.

Bids will be collected for the next 3 weeks and a flyer/an email will be delivered to homeowners to review.

Board will then negotiate with current Landscaper – River Parishes Lawn Services, to offer the same services for new price.

FD-motions to approve

SW-2nds motion

All in favor – yeas

- **Lighting in Front of Subdivision**

Discussion on the light timer being off at times; Mike will get in contact with Joe, the previous President, and will get a walk-through on the timer's operations.

- **Fallen tree in front of Subdivision**

How to remove it? Discussion about having a "Clean up Day" for the subdivision-where everyone can gather and help out with various tasks, if possible, e.g. a down tree, painting stop signs, working on removing trash, cleaning playground.

- **Debris pile in Green Space**

Mike spoke to Fire Department to see if it was possible to burn the debris pile that sits behind the playground in green space. Fire Marshall stated wood piles could not be bigger than 4x8 and fire had to be distinguished before dark. Talked about breaking the pile down, however, everyone agreed it's dangerous, including what may be hiding in pile e.g. snakes have been sighted around pile. Those attending meeting all agreed that the debris pile was not priority at this time.

- **Overgrown Lots**

Mike spoke to Code Enforcer Chester Baptiste (985) 898-5214 about overgrown lots in subdivision. Regulations state 20 ft from street needs to be cut. Number was given to everyone to call if needed. Discussion on placing liens on property lots which are unkempt. Homeowners expressed aggravation with property owners who refuse to cut grass. Option brought up to add an amendment to change how HOA could deal with lot issues.

- **Sewage Treatment Plant**

Homeowners in back Cul De Sac complaining about odor, alarms going off, lights going off. Tommy spoke about St. Tammany Utilities and the future consolidation of multiple sewage plants and the downsizing of the subdivision sewage plant; however, the odds are against it, due to projects the parish is currently looking at completing. It was brought up for St. Tammany to come and check the pumps on the sewage plant; raw sewage was spotted in front of homeowners after latest hurricane. Tommy will follow up on the issue with St. Tammany. Tommy gave attendees the number to St. Tammany (985)276-6700.

- **Waste Collection/Recycling**

Several complaints about Keys Company, being messy on pick up days/dropping trash and waste on road. Others know of some homeowners not even paying for pickup. Mike offered the suggestion of STEP Co; for \$23.00 a month, they would supply everyone a can and they even offer recycling; several homeowners were against the uniform idea. Some stated that they wanted to support Keys because it was a local company; others expressed the right to choose the garbage company of their liking. It was brought up that if we spoke to Keys about certain issues they were confident the company would fix the problems. In the end, majority chose to keep it "as is".

- **Streetlights**

It was discussed about the dark streets in the neighborhood. Everyone agreed the neighborhood is too dark, especially by the park (teenagers have been spotted hanging out there at night). Tommy suggested 3 lights should be added to subdivision. Mike agreed to get "Hard Quotes" with Cleco, in order to place 1 extra light on De Zaire Dr and 1 on Coquille Dr and 1 light placed by park. Majority agreed, depending also on placement.

- **Filling in Cul De Sacs**

An old issue for the subdivision. Talked about options, cement vs. border with sod and trees. Cementing in the Cul De Sacs is very pricy. Landscaping, either by contract or by homeowners pitching in to complete seemed like a more attainable goal. Homeowners of both Cul De Sacs are determined in completing this goal finally. Mike is to obtain quotes for the homeowners to review. Majority at meeting agrees to work on this issue and resolve it. Mike offered attendees to pass by Heritage Oaks Subdivision to get an idea of what could be completed instead of filling in the Cul De Sacs with cement.

- **Playground Equipment**

Slide is broken and parts of playground are tattered. Discussion of repairing vs. replacing. Mike will get quotes on option. Everyone agreed it was important to fix for the children in the community. Mike is pursuing quotes to show homeowners.

- **Stop Signs/Speeding**

A lot of discussion and agreement on lower the speed limit in neighborhood. Homeowners expressed their concern for the children in the community and speeding vehicles, especially the school buses and delivery trucks. Also, a lot of people agreed to add a stop sign on the corner of De Zaire Dr and Post Oak Dr. It was also brought up if the stop signs could be repainted. Tommy will contact the parish and inform us.

- **Community Pool**

There is a desire to place a community pool in the subdivision. Flyers were sent out and collected. It was stated that with pool, you would need a cabana, restrooms, fence, insurance and maintenance. Everyone agreed it was a great idea, however, at this time, it's not priority. The cost of a pool in the neighborhood is about \$150,000.00. Majority chose to work on other issues first, and then look at a pool addition.

- **Special Assessment**

Mike spoke to everyone on a one time "Special Assessment", in order to complete all of the above issues. Majority agreed that it was a good idea, only if prices were lined out, to show what exactly was being spent out of account. Concerns of multiple "Special Assessments" or "overuse of Special Assessments" were brought up. The Board acknowledged that it states in the Covenants that a Special Assessment can only be done annually. Majority agreed to the Board collecting quotes on above issues, sending out a flyer for the homeowners to review, and voting on a one time "Special Assessment", possibly ranging from \$100.00 - \$300.00.

- **Newsletter**

Claudia announced that she would be starting a community newsletter. If anyone is interested in adding information, news, or tidbits e.g. new babies, feel free to contact her at 985-206-9021.

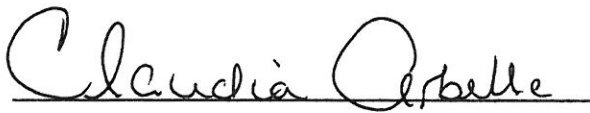
- **Webmaster**

Sean agreed to remain as our webmaster; a directory of homes, emails and phone numbers would be very helpful. Sean offered it on the website with a user name and password protection. The majority had no issues with that. Sean agreed to get started on that ASAP.

- **Decorations at Entrance**

Michelle agreed to continue decorating the entrance of the neighborhood for holidays. Laura offered to help her out.

- Next meeting tentatively in January 2013, agenda to follow
- Meeting adjourned at 6:15 pm

A handwritten signature in cursive script, reading "Claudia Arbelle", written over a horizontal line.

Claudia Arbelle - Secretary