

Collins Place Homeowners Association
Board of Directors' Meeting
January 11, 2017
7:00 p.m.

In attendance: Jon LeBlanc, Dora Gorey, Tasha Brown, Jason Shavers and Daniel Camp
Not attending: Jacob Rousseau

Jason called the meeting to order and asked Daniel to provide an update on the status of the collection of homeowner assessments. Daniel shared an up-to-date report of collections. Overall, there were only four homeowners who did not pay their assessment in 2016. After a motion for consideration, the Board voted by majority to file liens against those properties if the assessments are not paid in full by May 1, 2017.

Daniel shared that he would reach out to Dan Lemoine with MODAD again to find out what the engineers had recommended to alleviate the odors emanating from the front system. He would also ask Dan again to meet with the Board and him to discuss the problem and what can be done to solve it. Discussion ensued regarding the pros and cons of filing a lawsuit against MODAD for infringement on quality of life and harming property values. Daniel shared that MODAD was already the subject of multiple lawsuits, had been fined by DEQ and until they receive their increase from the PSC, they will not likely upgrade the system. MODAD has requested approval for an increase in their fees to cover \$17 million in needed upgrades (across 112 of their sites) – with \$250,000 earmarked for Collins Place alone – and to also bring their systems in line with new DEQ requirements.

Daniel also shared that the attorney had pointed out that MODAD is under contract with the Parish, not with the HOA, so the HOA should sue the Parish for failure to enforce their contract with MODAD. After some discussion, the Board unanimously agreed that litigation against the Parish would not be pursued at this time, until we (all homeowners) continue to file the appropriate complaint forms with the Parish to have a trail of paperwork should the problem persist. These complaint forms should be filed with the LP Health Office, DHH, DEQ, Parish Council and other entities responsible for overseeing wastewater systems. Daniel offered to send out the form to residents via email and to collect them for delivery to the Parish office.

Daniel provided an update on the results of his latest neighborhood drive-thru. There are still several problematic issues and he will reach out to the residents to work on remedies and/or acceptable compromises that may be made. Several residents have not responded regarding their violations and will be served with liens or fines if the violations have not been remedied after receipt of the final certified letter.

He also informed the Board that there are currently 146 occupied homes in our neighborhood and that the cost of liability insurance should go down after all homes are built out.

Jason and Jon offered information regarding the possibility of good security cameras at the entrance to the subdivision. Two quotes have been received: Custom Security Systems - \$7226.37 and 24/7 Security - \$5370. A third quote has been requested from Emergency Alert and is expected next week. Dora will prepare a survey for residents requesting whether the majority approve spending significant funds on the cameras.

Jason received a quote for dirt to fill a large hole by the front sign. This expenditure was approved by a majority of the Board. The need for better lighting on the north side of the sign was discussed and recommended based upon complaints from residents. Per Jason, those lights cost \$350 (for both); the Board approved the expenditure for the better lights on the north side of the sign.

Jon suggested that the Board hang wreaths, flags or whatever is appropriate at the front sign to commemorate events and holidays. He shared that residents really liked the Christmas wreaths and thought it made our subdivision really stand out.

Jon announced that he will be vacating his seat on the Board as his family has sold their home. An email will be sent to residents seeking volunteers to serve in his place.

The Spring Social was discussed. Since there is no longer a vacant lot for the event, the Board considered the possibility of having something at North Park or Sidney Hutchinson Park. There is a need for someone in the neighborhood to "lead" and coordinate this event with the help of other residents. The Spring Social will be discussed further at the next Board meeting.

With no further business, the meeting was adjourned at 9:15 p.m.