

Collins Place Homeowners Association
Board of Directors' Meeting
November 9, 2015
6:30 p.m.

In attendance: Dora Gorey, Tasha Brown, Jason Shavers, Jacob Rousseau and Aaron Labat

Jason opened the meeting and discussion beginning with the pending donation of the lot near the MODAD unit at the front of the subdivision. The MODAD access driveway on the property has been rid of the concrete dumped by concrete truck and is now just gravel. Once a decision is made regarding the location of the driveway, the donation will take place.

There was some discussion regarding the ongoing investigation by the Public Service Commission. Jason advised that he was contacted by an assistant to Commissioner Scott Angelle. The assistant wanted to know if he (Jason) had been contacted by MODAD as they were supposed to get in touch with him. No contact has been made as of the preparation of these minutes. Jason, Dora and several residents have contacted MODAD regarding the odor and the need for repairs to the fence. The Public Service Commission is continuing with their investigation, and any updates will be recorded at the next meeting.

Jacob spoke regarding the need for more bids for landscaping and general maintenance of the fountain and common areas owned by the HOA. Board members discussed the possibility of neighborhood volunteers helping to clear out existing dead plants to reduce the initial cost of clean up around the fountain. Jacob said that any additional referrals should call him at 225-235-1246.

DEMCO has been contacted about power surges causing some home owners circuit breakers to trip. Per Jacob, DEMCO knows there is a problem and they are still investigating the matter.

Jason shared that Pelican Association Management is getting quotes for liability insurance. Due to the actual takeover not occurring until January 1, 2016, some insurance companies are reluctant to give a quote more than 30 days out.

Jason reminded everyone that the meeting for the final vote on the assessment is scheduled for November 30, 2015. There was a brief discussion regarding where to hold the meeting and it was unanimously agreed that Levi Milton Elementary was convenient for everyone. A reminder and some information will be sent to all residents prior to the meeting.

Dora discussed that prior to the collection of assessments, the HOA needed a clear policy/procedure so Pelican Association Management has clear authority to collect the assessments from residents. The Board agreed the policy was

needed as well as a policy outlining the process for enforcement of the Covenants and Restrictions and the imposition of fines and legal action, when necessary, for violations. Dora volunteered to draft the policies and will share them with everyone for review and comment.

The need was discussed for a process for everyone to follow for requesting to make changes to the exterior of their home, install a fence, etc. It was pointed out that the Covenants and Restrictions outlines the responsibilities of the HOA via an "Architectural Control Committee" once a home has been purchased. Jason suggested that the Board serve as this committee at first to get a feel for the issues and help develop sound practices for the neighborhood as a whole. The Board unanimously agreed with this suggestion.

Jason expressed concern as to insuring that the HOA has names and contact information of the new residents. Efforts will be made by Board members to reach out to them when it is known that homes have changed hands. The management company will help with this once the contract is in effect. Additionally, the Board wants to insure that new residents receive a proper welcome to the neighborhood.

Dora suggested that the committee for lake lot owners be established as soon as possible. There are common concerns that need to be addressed and the Board needs help to resolve these matters. The next blast email will include a request for volunteers for this committee as well as the welcome committee.

Jason mentioned that the budget will need to be amended after the final quotes are received for landscaping and insurance. Once it is finalized, the budget will be shared with all residents.

The meeting was adjourned at 8:00 p.m.