

Collins Place Homeowners Association  
Board of Directors' Meeting  
March 21, 2016  
6:30 p.m.

In attendance: Dora Gorey, Tasha Brown, Jason Shavers  
Not attending: Jacob Rousseau and Aaron Labat

Jason called the meeting to order and said that Jacob and Aaron would not be in attendance due to work responsibilities. Any items up for vote would be voted on by those in attendance and shared with Jacob and Aaron via email for their vote.

All email addresses maintained by Pelican and by the Board have been updated. There were a number of discrepancies corrected as well as several new residents who needed to be added.

Jason announced that the Developers have transferred responsibilities for the water and electric bills over to the HOA. The HOA paid their first DEMCO and City of Walker water bills this month.

Jason discussed the findings of a resident, Craig Page, who volunteered to look at the pump motor for the fountain. Based on the condition of the pump, Craig recommended purchase of a new one since repairs to the existing one would cost as much as a new one. The purchase of a new motor was approved by the Board; the new motor should be in this week.

The installation of the "Watch For Children" and "Deaf Child Area" signs was mentioned. The signs are well-made and should last a long time.

The Lake Lot Committee, led by Aaron Labat, has drafted a policy for residents living on the lake lots. The policy is still being tweaked and will include parameters for catch and release, allowance for guests to fish, use of life jackets, etc.

Jason shared that Daniel (of Pelican) had sent letters to The Advocate and The Livingston Parish News asking to discontinue throwing the "Dispatch" in our subdivision. As it stands now, these companies had asked for those who do not want the papers to spray paint a white dot on the street at the end of their driveway. The letters were sent after many residents expressed they would rather not receive the unwanted paper, as most are left in the roadways for weeks. To date, there has been no response to the letters. Pelican will follow-up with them again by phone or email.

The original copy of the liability insurance policy was received and will be forwarded to Daniel for scanning and posting on the Collins Place website.

Jason asked that the Board review the quotes received for lawn and landscape services to maintain the grounds and lot owned by the HOA. After review of the responses, a motion was made by Jason and second by Dora to open the floor for voting for Alford Landscaping. All present were in favor; the absent Board members will vote by email. Of the three bids received, Alford Landscaping was the least expensive and offered more services. Jason will contact Daniel in order to get the contract drafted and ready to go. (\*\*Update 3/23/16\*\* All board members have voted in favor of Alford Landscaping)

Some of the concerns expressed in a recent Facebook posting were discussed. It was agreed by those present that the “friendly reminders” had a mostly positive effect on the neighborhood. It was also agreed that landscaping should be nicely maintained year round – to the extent reasonably possible. Potential homebuyers drive thru and see nicely manicured lawns and well maintained homes and they say “I want to live here!” It was discussed that curb appeal is important to maintaining all our property values.

Daniel sent the Board information on cameras and licensed plate readers used by several other subdivisions. The estimated cost for installation is \$8000, based on those systems used. There are obviously less expensive systems; however, they require someone to house the DVR system in comparison to being totally wireless. The Board will revisit this item in the future as it seems cost prohibitive. The possibility of a Neighborhood Watch program was discussed. It was agreed that this, too, is an option if there are enough volunteers to make the program feasible.

After calling last week, Jason has not heard back from MODAD on their plans to expand the system in the front of the subdivision. When he speaks with them, he will also ask that the fences be replaced.

Dora discussed efforts to get the Parish’s attention and help regarding the problems being created by builders in their efforts to comply with FEMA elevation requirements. A group of concerned homeowners met to talk about drainage problems they are experiencing and what solutions are available to them. Contact was made with our Parish Councilman, Tracy Girlinghouse, who is actively trying to help determine the best course of action. Letters were sent by Dora (as a homeowner, not representing the Board) to LP President Layton Ricks, LP Building and Permits Director Chuck Vincent, LP Planning and Development Director Sam Digirolamo and Congressman Garrett Graves. It seems reasonable that permits for occupancy should not be granted until proper drainage has been installed so that adjacent homes are not adversely affected by runoff. Proper drainage for this subdivision is to the back and/or front of the home. Dora will keep the Board and concerned residents informed on this matter.

The up-to-date Aged Owner Balance was reviewed and discussed. As of March 21, 2016, 18 homeowners’ have not paid the annual assessment. An additional five have paid the \$300 but owe late fees. Letters have been sent to all homeowners who are in arrears. The Board will soon make a decision as to placement of liens on those properties. The HOA will have to pay legal fees in order to place the liens and eventually collect the monies owed. Those homeowners will be responsible for the HOA’s legal fees as well as payment of assessment and late fees.

There being no further business, the meeting was adjourned at 8:00 p.m.