

Minutes for Manchac Harbor HOA Board Meeting

September 5th, 2024

Present:

Henry Luthringshausen-Treasurer
Annette Arthur- Secretary
Angela Hanlon- ACC Chair
Jeanne Summerour- Beautification Chair
Blane Berthelot- Social Media Chair
Sarah Cramer- Magnolia Management

Call to Order

- Henry called the meeting to order in absence of a president

Roll Call

- Annette called role and all current members were present.

Nomination and Election of New President

- Henry motioned to nominate Angela Hanlon as Board President. The Board unanimously voted in favor of electing Angela as President.
- The board nominated and voted to elect Angela Hanlon as the board's new president. She will also keep all ACC duties and Annette and Jeanne will assist her.
- If homeowners owe a balance, all ACC requests will be denied by Magnolia

Board Positions

- Angela Hanlon- President / ACC Chair
- Henry Luthringshausen-Treasurer
- Annette Arthur- Secretary / ACC committee
- Jeanne Summerour- Beautification Chair / ACC committee
- Blane Berthelot- Social Media Chair

Treasury Report

- Henry reported the amounts in the checking account, money market, and total assets on hand
- He spoke about the total amount in assessments that are due from residents.
- Sarah discussed residents she had been in contact with about overdue assessments.

Beautification Report

- Jeanne will update the reader sign.

- The Halloween decorating contest will begin with a drive through on 10/22/24. Residents will be notified on Facebook and with email to vote. It will be one allowed vote per household. Everyone needs to have decorations set up by 10/21/24 when homes will be selected for vote starting 10/22/24.
- Board discussed replacing the reader board next year. Sarah has someone sending her information and a bid.

ACC Report

- If homeowners owe a balance, all ACC requests will be denied by Magnolia

Social Media Report

- Blane will notify residents on Facebook about both Halloween and Christmas decorating contests.

Maintenance-

- The board discussed the constant repairs and expense maintaining all the fountains in the neighborhood. They clog easily and are expensive to repair.
- Sarah looked for pond maintenance companies that would also help to maintain the fountains. She provided the board members with bids from a few pond maintenance companies to review. One had the lowest bid and agreed to help maintain the fountains for an additional charge. Sarah will discuss a proposal from the board to this company and let us know their response.
- Once the pond maintenance company helps the water become healthier, the board will then consider stocking the ponds.
- The sign contractor is going to put a white cap over the light plug.
- The board discussed landscaping that will be needed on both sides of the new sign and between the sign and Lighthouse. Sarah will have RCI come and check out the condition of the water lines.
- Integrity repaired all the street signs that had been damaged by the wind.
- The husband of board member and Jeanne took care of treating ant piles at the front of the neighborhood.
- Blane stated that the tree on Pass Manchac also needs to be trimmed. Sarah will receive bids for this.

Old Business-

- The contractor was going to install the letters on the front sign today, but the weather did not allow this. Installation is weather pending but should be completed within the week. Everything is dye cut and ready to go. Sarah showed the board a template or mockup of the letters against the sign and the board was pleased with it.
- Sarah discussed a collections company she is familiar with and brought information and a services agreement for the board members to review to determine if they want to move forward with using the company. The collection company charges nothing from the assessments

and all funds are generated from the homeowners through fees. They will provide reports to Magnolia and the board and will handle all legal issues. Sarah works with another HOA that uses this company and has been satisfied. Magnolia's attorneys have also reviewed the agreement.

- Magnolia has repeatedly tried to inform a resident to refrain from parking on a servitude road. Sarah will send a certified letter to them. She will reach out to the parish and will explore a tow company in case they don't comply
- The surveillance video system needs to get connected to the board member's phones for easy access of video footage. Magnolia will contact Rev to see if a new router can be installed to allow this. Sarah will also contact certified to help with the installation.

New Business-

- Magnolia sent a courtesy notice letter to the resident who had chickens notifying them they are not allowed in the neighborhood. Magnolia needs residents who have complained to notify her if the resident doesn't comply.
- Instead of putting another board member on as maintenance chair, all members agreed to share these duties.

Date Time and Place for Next Meeting will be Determined.