

## **Minutes for Manchac Harbor HOA Meeting**

**December 13, 2024**

### **Present for Meeting:**

Blane Berthelot- President/Social Media

Annette Arthur- Secretary

Henry Luthringshausen- Treasurer

Jeanne Summerour- Beautification Chair

Amanda Ruiz- ACC Chair

### **Call to Order**

- Blane called the meeting to order.

### **Roll Call-**

- Annette confirmed all members were present.

### **Treasury Report-**

- Henry reported that we have \$11,680.06 in the checking account and \$26,418.09 in the money market.
- Henry went over each item in the new budget.

### **Beautification Report-** Jeanne and Blane

- Due to the recent poor service by RCI and their failure to address the boards concerns, a decision was made to take bids from other lawncare companies. The board is required to give them a month's notice to end the contract. Two months (September and November) fees from lack of service will be demanded back at the end of the contract. Magnolia is already working on at least three bids.
- Several residents also graciously volunteered to decorate the front of the neighborhood for Christmas using a mixture of HOA bought decorations and some of their own.
- The decoration committee will be going throughout the neighborhood December 16<sup>th</sup> to pick the top five resident addresses to compete in the annual Christmas decoration contest. Residents in the neighborhood will vote for the top three via email and Facebook responses to a poll.
- Residents need to be reminded that no signs can be put in their yard from companies doing roofing work or other types of improvements on their home.

### **ACC Report-**

- Amanda reported that all ACC requests submitted recently were appropriate and approved.

### **Social Media Report**

- We will start creating informational posts to improve communication with the residents. Comments will be turned off since the posts will only be for informational purposes.
- Board minutes will also be posted on the Facebook page.
- When residents join the Facebook page, they will have all the rules provided to them upfront and will be given Magnolia's contact information.

### **Maintenance: -**

- One bid has been put in for repair of Lake 9. Another company was referred to Magnolia as well to put in a bid. As mentioned in previous minutes, this project will not be able to be completed until next year after resident's dues have been collected and the funds are available.
- A vendor will be coming out to assess the fence damage at the front of the neighborhood. It was agreed to allow the resident taking responsibility for the damage to pay the vendor directly. Blane will work to find out if a date has been set for repairing the fence.
- The new pond vendor is doing a good job.

### **Old Business:**

- Installation of the new sign is slated for December 22<sup>nd</sup>. Half of the costs to install the sign have already been paid and only the balance will need to be paid after installation.
- All board members agreed that the letter sent out by Magnolia did not clarify annual dues are not due until March 31<sup>st</sup>. Blane sent out a Facebook post to explain and requested an email be sent out by Magnolia to residents to explain the correct due date. The board will be requesting that Magnolia change the date on the letter to March 31<sup>st</sup> in the future.
- The board also agreed that residents need to be made aware that if they do not pay their dues, their balance will now be turned over to a collection agency.
- Residents need to be reminded that if they are sent out a letter by Magnolia, they are violating a restriction and they are given 30 days to correct it. If this is not done, a fine will be initiated. It is the resident's responsibility to prove to Magnolia they have corrected the violation.
- Once more dues are collected, a router will be purchased, and Amanda will work to install it in the Lighthouse to allow better use of the cameras. Blane will assist her with this.
- The vendor that repaired the culvert in filing 1 came back to fix the leak that occurred after the repair. The vendor found a hole an animal dug out. The vendor recommends a bulkhead be installed between the two culverts in the future.

- All culverts are beginning to fail in the multiple ponds due to the age of the neighborhood thus requiring an increase in dues. This justification to increase dues will be communicated to the neighborhood.

**New Business-**

- The board approved residents request to form a decorating committee of volunteers to help decorate the front of the neighborhood. All costs associated will be approved by the HOA board before any needed purchases are made.

**Date, Time and Place for Next Were Determined**