

Minutes for Manchac Harbor HOA Meeting

January 8th, 2025

Present:

Blane Berthelot- President

Henry Luthringshausen- Treasurer

Annette Arthur- Secretary

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 discussed the 2025 Budget. As of December 30th, 2024, we have \$44,869.96 in assets to include last years budget and from those who have already paid their dues this year. There is still \$26,000 in the money market.
- If all dues are collected, it will earn around \$111,320 a year. Management fees are \$16,560 a year if it does not go up. Grounds maintenance is \$30,696 a year. Insurance is \$3,600. Pond maintenance is \$25,000 a year and General Maintenance and Repairs are budgeted for \$14,000. These are all the large budget items and doesn't include other expenses like electricity, water etc., legal fees etc...

Beautification Report

- Magnolia is continuing to gather bids for a new grounds' maintenance company. The board needs to follow up with them.
- The decorating committee will be going to the Lighthouse tomorrow and clean out old decorations. They will take inventory and make recommendations for future decorative ideas.
- Christmas contest signs were picked up by Jeanne and Annette

ACC Report

- Amanda has not received any ACC requests from Magnolia since last meeting.

Social Media Report

- We have had a Facebook page for two years now.
- Amanda will soon update the profile on the Facebook page now that Christmas decorations have been removed.

- Amanda will start posting meeting minutes on the Facebook page to allow access for residents who may not have their email registered with Magnolia.
- Blane will be making informational posts in the future and will turn off commenting. This will include information about the new collection agency. He will also include information about the justification for raising the dues based on increased repair costs of an older neighborhood and costs for repairs and supplies increasing.

Maintenance:

- Front fence damage has been repaired and paid for by resident responsible.
- The board discussed all bids that had come in so far for replacement of the front fence. Unfortunately, when the original fence was installed, concrete was not used to secure it. Magnolia stated they will now continue to get more quotes now that we are generating more funds.
- Magnolia is looking at proposals to fix the culvert in Lake 9 and needs to send those to the board.
- All repairs to include the front fence and culvert on Lake 9 will be based on the monetary restraints of the budget.
- Jeanne reported that the parish has agreed to replace the collapsed pipe attached to the storm drain leading from the street on Lighthouse Lane.
- Annette will look at the cost of traps that can be used to trap Nutria along Lake 1 culvert. The vendor that repaired this culvert stated that Nutria damaged the first repair.

Old Business:

- Most residents seem pleased with the appearance of the new front sign.
- The board purchased a new router for the Lighthouse and Blane and Amanda will work together to install it.

New Business-

- The board was made aware of a series of events in the neighborhood in which mail and packages have been stolen. If residents experience a theft, the board recommends the sheriff's office be contacted and provide any video of the events. The board will be reaching out to the appropriate agencies to seek out any guidance to assist with the situation.
- There is a home with a dumpster on Lighthouse Lane that needs to be addressed.
- Should there be violations of a more severe nature that should be corrected sooner than 30 days? This will be discussed with Sarah with Magnolia at next meeting.
- Amanda proposed a craft sale/Easter event in the common areas to raise money for the HOA. Vendors will pay for a spot for their booth. The board is considering it but there is a concern about parking options. Jeanne will work with Amanda on the plans.
- The new collection agency has started, and current cases have been turned over to them and they will be reaching out to residents. We have told Magnolia that in the future we

want back dues collected the following way: Residents will receive notice of their dues on the 25th of January and will be informed that their final payment is due on March 31st. Whomever does not pay by March 31st, will start receiving a series of letters and emails on a weekly basis to advise them they are in arrears and failed to pay their dues and will be penalized with interest and late fees. They will be told they have until the end of April 30th to pay their debt. On May 1st, the resident's debt will be turned over to the collection's agency along with the list of fees and interest. Residents, at this point, will be advised they will no longer be dealing with the Homeowners Association but the collections agency to pay their debt. At some point, a lien will be filed.

Date, Time and Place for Next Was Determined

- Time and place of next month's meeting was determined by the board.