

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

**April 16<sup>th</sup>, 2025**

### **Present for the Meeting:**

Blane Berthelot- President

Henry Luthringshausen- Treasurer

Annette Arthur- Secretary

Jeanne Summerour- Beatification Chair

Amanda Ruiz- ACC Chair

### **Call to Order**

- The meeting was called to order by Blane.

### **Roll Call**

- Annette took roll and all board members were present.

### **Treasury Report**

- We now have \$68,139.92 in the checking account and \$26,436.83 in the money market for a total of \$94,576.75.
- There are still quite a few residents who are overdue on their dues.
- Our budget is \$111,326.
- The management fee, ground maintenance and pond maintenance together are \$73,613.64 a year.
- There is another \$24,000 in other costs to include legal fees, insurance, decorating, social events, electricity and general maintenance.
- If we collected all overdue dues, we would have an additional \$51,835. It continues to be the same residents who owe \$2,000 approaching \$3,000 each in overdue dues.
- Henry will get a copy of the collection company contract and review what is going on with collections in regard to the residents with overdue dues.

### **Beautification Report-**

- Jeanne has received only one bid from Magnolia regarding the flower bed in front of the sign and sod behind the sign from RCI and she discovered Magnolia never reached out to one other company she recommended they reach out to for a bid. This was the company that removed the pampas grass. This will remain on the agenda until the board feels there is enough funding to move forward.
- Jeanne stated that RCI is continuing to weed the existing flower bed in front of the lighthouse.
- Amanda will clarify with a resident the area she indicated was not being cut by RCI and will let Jeanne know where the area is located to let RCI know.

### **ACC Report**

- Amanda discussed one request, and it was approved by the board.

### **Social Media Report**

- Blane and Amanda will continue to conduct social media together.
- The garage sale graphic was good.
- Next time will have Management Company send an email out for things like cancellation of the garage sale because many residents do not use Facebook.

### **Maintenance:**

- The board voted and agreed to prioritize Culvert 3 and 9 over the front fence. Once the company pointed out the need to prioritize Culvert 3 because the levy may collapse. The neighbors who live behind our neighborhood have reached out to the board and are concerned about the levy giving way and flooding their property. Amanda met with companies to look at both culverts and will get bids from two different companies.
- Magnolia has not sent all the bids for Lake 9 that were requested two months ago which led Amanda to meet with vendors and gather bids herself.
- Since Magnolia has not sent bids for the fence, Amanda met with two companies that looked over the front fence and determined it did not need to be replaced because the wood is still good, it only needs to be shored up with better poling and concrete them properly and reseal the fence. This will cost significantly less than a new fence. We will get bids for this cost only. We are waiting for Magnolia to send bids for this repair.
- The board also discussed having volunteers from the neighborhood do this work, but the insurance policy will need to be reviewed in case someone sustains an injury.
- The board discussed scaling down on the services the pond maintenance company is providing to cut costs but agrees that there needs to be some level of pond maintenance.
- Magnolia has never checked to see if the pond maintenance company has been cleaning out the fountains as requested.
- The parish agreed to fix the culvert on Lighthouse Lane. When the materials come in, they will let her know the date.

### **Old Business:**

- The board still has not gotten an answer from Magnolia about why residents were charged late fees who were not late in paying their dues. The board will make sure that it is eliminated from their accounts.
- Blane will give Amanda the password so she can install the router.

- The board decided against residents living on the lakes paying higher dues because all residents who do not live on the lakes can still enjoy the lakes if they choose. There are common areas for them to launch boats and fish.
- The board discussed the possibility of having a crawfish boil fundraiser in the future.
- Amanda needs to revise the financial part of the newsletter. The board discussed how much we should charge for add space and who will go out and sale them. This item will be kept on the agenda to continue to discuss.
- Magnolia never got back with the board in regard to an old study of all restriction comparisons done by Henry in the past.
- Henry agreed to still bring sketches of different ideas to help decide how to paint the front sign.
- All the garage sales went well.
- The board discussed plans for the annual meeting next month and discussed additional dates to meet to develop the power point and presentation. The board agreed the annual HOA Meeting will be held on Wednesday May21 at the Galvez Library. Amanda was able to schedule the library space for the meeting on that day.

#### **New Business**

- The board discussed a recent dog attack that occurred in the neighborhood which resulted in the sheriff being called out to address. The board will need to check to see if a restriction was broken and a fine in order.
- **Date, Time and Place for Next Meeting and Annual Meeting Planning Was Determined**