

Minutes from Manchac Harbor HOA Meeting

February 12th, 2025

Present at Meeting:

Blane Berthelot- President/Social Media Chair

Annette Arthur- Secretary

Henry Luthringshausen- Treasurer

Jeanne Summerour- Beautification Chair

Amanda Ruiz- ACC Chair

Sarah Cramer- Magnolia Management

Call to Order

- Blane called the meeting to order.

Roll Call

- Annette confirmed all members were present including Sarah Cramer, our Magnolia Representative.

Treasury Report

- Henry reported that we have a total of \$26, 672.09 in checking and \$26, 427.97 in the money market for a total of \$53,100.06 in assets. Many residents have yet to pay their dues.
- There are many projects ahead of the board to include complaints about the repair of fountains and Lake 9.
- There are currently 19 residents that have not paid their annual dues in over 2 plus years totaling more than \$30,000 and this is the reason several needed projects cannot move forward. The new collections agency will begin processes against them.

Beautification Report

- Jeanne contacted RCI and they acknowledged issues with their services in the past and agreed to improve their services as agreed to in their contract. As a result, we agreed to continue working with them.
- All agreed there should be a flower bed in front of the sign and sod behind the sign.
- The decorating committee bought Mardi Gras decorations and did an excellent job decorating the front.
- The decorating committee graciously organized the inside of the Lighthouse as well. The board wants to thank them for all they have done to help the board and the neighborhood.

ACC Report

- Amanda only had one ACC request to discuss that was approved by the committee.
- Any extension of a house needs to have the same material the majority of the house is made of.

Social Media Report-

- Amanda stated that she has not yet updated the profile on the Facebook but will do this soon.
- Amanda posted the last board minutes on the Facebook page.
- Blane will make a post to thank the decorating committee for all their great work.
- Blane did a few informational posts about a resident taking responsibility for the repair of the fence in the front and warning others about a youth stealing out of mailboxes. Blane no longer needs to put the explanation of the collection agency since residents read about it in the posted minutes.
- Blane will complete an informational post for the justification for raising the dues from last year based on increased repair costs of an older neighborhood and costs for repairs and supplies increasing.

Maintenance:

- Magnolia reported on several bids to replace the fence in front of the neighborhood. One bidder is still the least expensive. This repair will have to be revisited once the board has collected more dues.
- Magnolia reported they had three different bids to fix Lake 9 from one vendor but could only remember the amount of the cheapest option. She will again send the board the bids received. The board discussed the priority for repair of the front fence versus Lake 9 as there will not be enough funds this year to do both projects due to some residents failing to pay dues. Henry said the fence is leaning on gas lines and pipelines, and we need to prevent those from being crushed which could result in an environmental hazard. The fence also separates us from the other neighborhood. Sarah stated Lake 9 helps with overflow of the bigger lake behind it. Henry wants to know what it would take to have it be an overflow and contain the water to have the appearance of a lake. Sarah will clarify with the vendor.
- The upkeep of the Lakes is extremely expensive, (\$25,000 a year just for maintenance) not including the costs of failing culverts that need to be repaired in the lake causing low water retention. The board discussed the possibility of proposing higher dues for those residents who live on the five lakes with a consideration of splitting the costs with the rest of the residents for maintaining the four-community property shared lakes. Many of the board members live on the lakes and consider this a fair proposal and will continue to consider this. The board would have to calculate out the costs for lake lots versus those not directly on a lake by looking at the number of homes on and off the

lakes. This would require a majority neighborhood vote. The board will continue to discuss this.

- Although the pond maintenance company has been doing an excellent job, the maintenance costs are too exorbitant. Sarah stated that she has tried to entice other pond maintenance companies to consider our neighborhood, but they will not work with this neighborhood due to an unknown issue with a previous HOA board.
- Jeanne is scheduling a meeting with the parish to discuss costs to replace her fence and shrubbery once removed to repair the culvert on Lighthouse Lane leading to the lake. She will keep the board updated.
- Annette reported on the cost of a trap to catch Nutria causing the culvert in Lake 1 to degrade. Her husband has agreed to set and check the trap on Lake 1.
- Blane stated there are two residents that will be going to the Lighthouse to reset the timer for the Lighthouse light. These members belong to the decorating committee.

Old Business:

- Blane and Amanda worked to set a proposed date to install the router in the Lighthouse on the weekend of February 22nd.
- The dumpster has been removed that was on Lighthouse Lane.
- Henry notified the postal service about the thefts in the neighborhood and sent the board members the response. The response said they are currently reviewing it. A postal inspection rep will contact him if they think it requires investigation. So far, they have not contacted him.
- Discussed with Sarah at Magnolia about violations of a more severe nature corrected sooner than 30 days. Managing this would cost more in the contract so we are not able to afford the change at this time.
- Discussed having the proposed fundraising event just for the neighborhood due to parking issues if we open it up to the public.

New Business

- Amanda showed the board an example of a newsletter that could be sent out to residents to have more transparency about what the board is doing to help them understand the financials. She suggests emailing it out and posting it on the Facebook page. She showed the proposed design with an example. Amanda will create a mock example and send to the board for approval. We could get sponsors for the newsletter to help raise funds.
- Amanda wants to look at how, in the future, we can consider making all restrictions similar. Sarah explained the complexities of it by needing a majority of the entire subdivision to vote on it. Henry stated that he and another board member already examined the differences in the restrictions and Sarah will look for the report.

- The decorating committee requested to paint the columns on either side of the front sign white, but the board voted not to move forward with that idea at this time. Henry agreed to sketch different ideas to help decide on any painting project in the future.
- The board voted to have the next garage sale April 5th and 6th, 2025.

Date, Time and Place for Next Meeting Was Determined