

**Minutes for Manchac Harbor HOA Board Meeting  
March 7th, 2024**

**Present at Meeting:**

Will Waggoner- President  
Henry Luthringshausen- Treasurer  
Annette Arthur- Secretary  
Jeanne Summerour- Beautification Chair  
Angela Hanlon- ACC Chair  
Spencer Smith- Maintenance Chair  
Blane Berthelot- Social Media Chair

**Call to Order-**

- Will called the meeting to order.

**Roll Call-**

- Annette confirmed present members.

**Treasury Report- Henry**

- Henry presented new budget format. The board voted and adopted the new budget format.
- Reviewed residents who have not paid their dues and possible actions to take.
- Reviewed the budget and expenses.

**Beautification Chair Report- Jeanne**

- Will ask RCI to trim back the overgrowth in the first filing removing the briars where the pond meets Lake Harbor just after Beacon St.
- Magnolia will do the Yard of the Month and Will agreed to coordinate with Magnolia when they will do their next drive through.

**ACC Reports- Angela**

- For all ACC requests, homeowners must submit an ACC request and email Magnolia for approval.

**Social Media Reports-Blane**

- Blane will continue to remind residents to report speeders to the Ascension Parish Sheriff's Office.
- The Community has been using the posts for positive reasons.
- Discussed holiday posts.

**Maintenance Report-Will and Spencer**

- There is a sealed culvert with a slow leak in the 3<sup>rd</sup> filing. It will be collapsed with concrete and will be replaced with a PVC pipe at the top to go across instead. The board voted to pay to fix the issue. The two new culverts are working very well.
- Will gave the amount to improve the entrance Lighthouse and new neighborhood sign and the board voted and approved the cost. The board believes updating and repairing the entrance will improve property values and should be a priority. Money saved by Will by upkeeping the ponds himself without hiring a service to do so will allow the funds for this improvement. Money will also be saved by removing the landscaping needs.
- Discussed cost to upkeep the fountains. This will be tabled and will do an email vote later on or will discuss at next meeting.
- No solicitation and no fishing signs have been installed by Will and Spencer and look very nice.

- **Old Business-**
- The new fence extension will be put in next week and will be made of barbed wire to keep out others from outside the neighborhood from riding 4 wheelers on the levee.
- The parish has still not put in the water meter. Magnolia is following up on that.
- We will continue to use the library for the annual meeting on the proposed date of May 16th.
- Jeanne has tried to call the parish to find out about the culvert repair in the fist filing. She gets no return calls and will follow up with a supervisor. The parish has measured the culvert twice but not come back to fix it.
- The board voted not to buy our own modem to allow all board members to check on an app for camera recordings because the recording is active and can be checked if needed.
- Will is going to continue to look into a new electronic voting system and costs. He and Blane will test the software.
- The board will be credited back from Magnolia on the erroneous mailing about overdue dues.

#### **New Business-**

- Most resident concerns need to be directed to the management company unless an emergency concern would require a board member to be contacted.
- The date of the spring garage sale will be April 26<sup>th</sup> through the 28<sup>th</sup>.

#### **Date and for Next Meeting**

- Next meeting will be April 11<sup>th</sup>.