

**2026 Bluff Oaks Homeowners Association Annual Meeting
19 April 2026**

I. Alicia Norman called the annual meeting to order at 3:11 pm

II. Project Update

- A. Alicia brought attention to the new lights throughout the neighborhood. She made note that there is an Entergy app that anyone can report an out light. Amanda and Chris Hoffman installed a no soliciting sign. Our new landscaping company is responsible for all ground maintenance in the neighborhood common areas. Cindy and Denis Spring called to attention the need for more garden maintenance to ensure previous garden bed investment is maintained. In addition, there are several plants in that beds that are struggling. It was noted that pine straw is only applied once a year, with attention to budget concerns. The restrictions have been Further gardening will be discussed as needed. Fire Hydrants repainted end of May last year. Restrictions have been revised and new drafts were handed out along with financials for 2025 and year to date 2026. We will continue with Santa mailbox this year. Mike Young has replaced out lights out front and fixed out gas lanterns. Michelle Leach and Dianne Beadle created and decorated for Mardi Gras this year. A decorating committee will hopefully be formed to continue with seasonal decorations. Benjamin Leach will pressure wash the front entrance shortly.

III. Facebook / Website

- A. Facebook is a mine form of communication amongst the community. All are encouraged to join the neighborhood page. The website will no longer include personal details as to deter scammers.

IV. Financial Update Aimee Nethercutt

- A. Dues dropped back to \$360 vs \$500 in 2025. 41/62 home owners have paid as of the meeting. Two of the three 2025 dues have also been paid, putting those members in good standing. A review of past finances and current expenditures was reviewed.

V. Architectural Update Shawn Bush

- A. All forms are the same as previous years and can be found on the website and on the Facebook page under files.

VI. Restrictions

- A. Proposed clarifications and grammatical changes.
1. 3.9 Change verbiage to allow grandfathering in of open carports. Applies perspectivevely.
 2. 4.10 "Lot owners shall keep their lot(s)..." Move last part of sentence "and sue for reimbursement... fees."
- In addition to grammatical changes, the document should have page numbers added. It was decided that homeowners shall have 30 days from the meeting date to contact the HOA with any suggested clarifications and grammatical issues. Where upon the final draft will be sent and final voting shall begin. Put up by Edd Burch and 2nd by Randall Jones.

- The fence that orders the end of Feliciano and the interstate was originally built by the neighborhood. After which its maintenance and ownership passed to the lots where it sits. Clarified by Edd Burch, originally HOA member.

VII. Reelection/ Elections

- A. President - Alica Norman. 1st Cassie Rathke 2nd Chris Hoffman
- B. Vice President - Amanda Hoffman 1st Cassie Rathke 2nd MaryAnn Cline
- C. Secretary - Open no one appointed. Search is ongoing.
- D. Treasurer - Cassie Rathke 1st Shawn Bush 2nd Allison Sceroler.
- E. ACC Chair - MaryAnn Cline 1st Shawn Bush 2nd Amanda Hoffman
 - 1. Randall Jones
 - 2. Shawn Bush
 - 3. Michelle Leach

VIII. Meeting Concluded

- A. Thank you Mr. Paul Russo for providing his delicious BBQ.

Cassie Rathke, Secretary 2025-2026

Alicia Norman, President 2025-2026
