

**BLUFF OAKS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
APRIL 21, 2024**

I. CALL TO ORDER

Milton Morel called meeting to order at 4:05 pm. Current board members (2023-2024) were introduced as follows: President Milton Morel, Vice President Cindy Spring, Secretary Juanita Habisreitering, Treasurer Ashley Ortega, Architectural Chair Stephanie Fontenot was not present but represented by Architectural committee member Laura Morel. A meeting attendance sheet was passed around. There were 37 households represented with a total of 52 people. A detailed list of attendees is provided.

II. FINANCIAL UPDATE

Ashley discussed the loss in the account balance this year due to many projects, including electrical repairs, painting, landscape costs. All dues from last year were collected with the exception of 1 household. Ashley fielded many questions about the costs of the projects. Residents were concerned by the decrease in the balance. It was clarified to the residents that the \$5800 expense stated on the treasury report (copies given to residents present) was actually used for the special project to clean and paint the front entrance, sign posts and light posts. It was not for "electrical repairs" as noted on the report. Residents were reminded that this was voted on and approved at the previous annual subdivision meeting in April 2023. Residents were informed of the increases in expenses especially the landscape costs which required much work due to the freezes and drought last year.

III. ARCHITECTURAL UPDATE

Laura Morel spoke on behalf of Stephanie. Topics of discussion were about subdivision revision of the restrictions due to having 2 different sets of restrictions (one for each filing) as well as needing clearer and definite consequences for violations. Many residents are not using the proper forms prior to changes or new structures being added. She referred everyone to the website bluffoaks.com for all forms needed. She fielded many questions about fairness of approvals from the architectural committee, as well as many questions about the presence of trailers on properties. This led to the introduction of Robert Phillips from GNO Property management. Mr. Phillips gave a brief history of his experience and explained that his company can take charge of the covenant restrictions of the subdivision, but would still answer to the board as well as the architectural committee. Residents had many questions for him as to the procedures of enforcing restrictions. He then left the meeting at 5:21pm

Milton Morel then continued with discussions of the projects mentioned earlier in the financial update that were completed this year. (landscape, front entrance painting as well as light pole painting, and moving of the little library) Due to the large amount of landscaping that was needed, the architectural committee, designated a landscape committee to organize this task which consisted of Dennis and Cindy Spring. Dennis spoke and gave details about the specifics of the landscape that had to be done due to many dead plants, and broken irrigation parts as well as continual grass cutting costs. Everyone agreed that the landscaping updates/changes were beautiful and recognized the high cost of this project. A resident suggested that bids be taken in the future for landscaping next year. Laura then returned to speaker. A resident also suggested that the minutes from the board meeting be placed on the subdivision website. Suggestion was accepted. After many more questions from residents about the restrictions, it was suggested we vote on two items.

1. Whether to increase dues to \$500 for the year 2025-2026.
2. Whether to hire the Management company.

It is also noted that Robbie Fenn and the Artisans left the meeting prior to the vote on these 2 items.

IV . GENERAL DISCUSSION

President Milton took over for the voting. Votes were tallied by President Morel, Laura Morel, Juanita Habisreitingner and Allison Sceroler. The counts were compared and found to be accurate.

At 5:43 pm Michael Wilson made motion to increase the dues to \$500 for the year 2025-2026 regardless of hiring the Management company. It was seconded by Ed Burch. Results: 19 yea 12 nay Milton announced motion passed

At 5:48 pm Andrew Whitmer made a motion to hire GNO property management. Seconded by Lynn Braud. Results: 10 yea 23 nay. Motion not passed. It was tabled until next meeting in order for the residents to decide on passing the updated restrictions.

At 5:51 pm voting began on new offices for the HOA board.

Alicia Norman nominated Paul Russo for President, Paul Russo declined. Current board members who agreed to serve another year were President Milton Morel, Vice President Cindy Spring, and Secretary Juanita Habisreitingner. Everyone unanimously agreed to these officers to continue another year.

Allison Sceroler was nominated for Treasurer by Laura Morel and she accepted. She was elected unanimously.

Trey Cline nominated Mary Ann Cline for Architectural Chair who in turn declined.

Amanda Hoffman was nominated for Architectural Chair by Alicia Norman and Amanda accepted, however she then declined after Shawn Bush volunteered.

Shawn Bush was elected unanimously.

Newly elected Board members for year 2024-2025 are as follows:

President: Milton Morel

Vice President: Cindy Spring

Secretary: Juanita Habisreitinger

Treasurer: Allison Sceroler

Architectural Chair: Shawn Bush

Previous year officers for year 2023-2024 are as follows:

President: Milton Morel

Vice President: Cindy Spring

Secretary: Juanita Habisreitinger

Treasurer: Ashley Ortego

Architectural Chair: Stephanie Fontenot

The new Board agreed to meet at Regions Bank to change the signature card for the BOHA bank account. Ashley Ortega will be removed from the account and replaced with Allison Sceroler.

Paul Russo was thanked for the wonderful BBQ meal and Craig and Allison Sceroler were thanked for the use of their lot for the meeting,

Meeting adjourned at 5:56pm

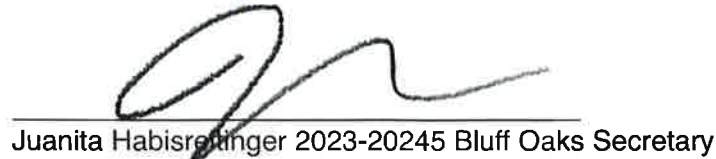
Minutes approved by



Milton Morel 2023 -2024 Bluff Oaks HOA President



Cindy Spring 2023-2024 Bluff Oaks President



Juanita Habisreitinger 2023-20245 Bluff Oaks Secretary

Meeting Attendants (37 Households Represented, 52 People):

Lot 6 Cassie Rathke

Lot 10 Glen Marbury

Lot 11 Roy and Ashley Reynolds

Lot 12 Dane & Stephanie Falterman

Lot 14 Amiee Nethercutt

Lot 15 Paul & Michelle Russo

Lot 16 & 17 Craig & Allison Sceroler

Lot 18 Lynn & Michelle Braud

Lot 19 Michael Wilson

Lot 21 Juanita Habisreitinger

Lot 22 Dennis & Cindy Spring

Lot 23 Trey & Mary Ann Cline

Lot 25 Chris & Amanda Hoffman

Lot 27 Andrew Whitmer

Lot 29 Johnathan Andermann

Lot 31 Robbie Fenn

Lot 32 Billy & Aimee Hansen

Lot 33 Alicia Norman

Lot 34 Steve & Dianne Beadle

Lot 35 Randall & Lisa Jones

Lot 36 John Peltier

Lot 37 Ed Burch

Lot 38 Jeff Willie

Lot 40 Tracie Gurtler

Lot 43 Mike Young

Lot 51 Brent & Heidi Ramsey

Lot 52 Daryl Mitchell

Lot 53 Jack & Amy Davis

Lot 54 Shawn Bush

Lot 55 Jime Mccoun

Lot 56 Milton & Laura Morel

Lot 58 Gene & Cheri Guidry

Lot 62 Carl Benedict

Lot 63 Lori & Lisa Altazan

Lot 64 Jason Lacombe

Lot 67 Emmet & Kelsey Wagguenspack

Lot 68 Alison Rutzen

Bluff Oaks Homeowners Association (BOHA)

Annual Meeting Sign In Sheet

Sunday, April 21, 2024 @ 4:00 PM

Attendance Sign in

Name	Lot# or Address	Phone#	Email Address
HAMILTON & LAURA Mord	16254 Woodville	975-3650	MILTON@GM BUILDERS BLUFF OAKS
Allison & Craig Scerola	36245 Bluff Oaks	572 8019	allison@scerola.com
DANE FALLERMAN	LOT 12	909-3571	daneff@southernmedical.com
Dennis + Cindy Spring	16166 Feliciano	620-2425	cspring53@hotmail.com
Brent + Heidi Ramsy	16068 Feliciano	225-253-9569	Heidi_ramsy@msn.com
Juanita Habrich	16186 Felicia	715 242	jjhabrich@att.net
Aimee Hansen	36193 Bluff Oaks Av.	2476625	aet.hansen@gmail.com
TREY CLINE	16139 FELICIANA	225 3339003	iamtreycline@gmail.com
Allison Rutzen	16175 JARA	225-620-6304	amrutzen13@gmail.com
Carl Benedict	16090 Feliciano	229-7102	carlb1@pranet.net
Randall & Lisa Jones	36165 Bluff Oaks Ave	225 2356260	hhc8001@yahoo.com
Lynn & Michelle Brand	36223 Bluff Oaks Ave.	225-445-0772	Michellebrand142@gmail.com lynnbrand12
Mike Wilson	16226 Feliciano	225-744-3950	toniw20@gmail.com diverarchitect@yahoo.com
Aimee Nethercott	36224 Bluff Oaks	225-326-5640	aimee0121@yahoo.com
Mike Young	16067 Feliciano	225 802 9830	mjyoung65@cox.net
John Peltier	36155 BLUFF OAKS	225 744 4737	Peltierj01@Earthlink.net
Alda Norman	36183 Bluff Oaks Ave	38-572-9806	NORMAN13@earthlink.net
Tracie Gurrler	16105 Feliciano Ave	316-619-3154	tracieott@gmail.com
Chris & Amanda Hoffman	16175 Feliciano Ave.	225-603-8966	Hoffman13@earthlink.net
Robert Ashley Reynolds	36194 Bluff Oaks Ave	256-810-1138	reyn0095@gmail.com
Gene & Cheri Guidry	16251 Woodville Dr. LOT 5B	225-431-9920	geneguidry.com
Jack & Amy Davis	16224 Woodville Dr	225-954-2244	amy.austindavis13@gmail.com
Robbie & Jill Fern	36203 Bluff Oaks Ave	225-442-2552	rfcan1962@yahoo.com

Kelsey + Emmett Waggenpack	11073 Tara Dr.	225-933-5908	kwaggen@gmail.com
Cassie + Joey Rathke	36144 Bluff Oaks	985-290-8941	cbrathke@gmail.com
Steve + Dikne Beadle	36173 " "	225-939-0227	tannergo@cox.net
Lorie Altazan	16106 Feliciana Ave	225-402-5999	laltazan@gmail.com
Lisa Altazan	" " "	225-803-0382	LISAALTAZAN@gmail.com
PARI + MICHAEL RUSSO	36251 Bluff Oaks Ave	225-806-1909	PRUSSO8394@AOL.COM
PARYL MITCHELL	16082 FELICIANA AVENUE	319-504-3847	PARYLMITCHELL3@AOL.COM
Andrew Whitman	16195 Feliciana		
Alicia McCann	16244 Woodville	225-290-6624	Jim70808@gmail.com
ED BURCH	36143 BLUFF OAKS AVE	225-772-3467	EDBURCHLSU@EATL.NET
Shawn Bush	16234 Woodville Jr.	(225) 205-4754	shawnbush@bellouth.net
Glenn Marbury	36184 Bluff Oaks	(225) 252-7123	gmarbury@eme.com
Josanna Andermann	16215 Feliciana Ave	(225) 205-5565	jandermann@yahoo.com
Jeff Willie	36133 Bluff Oaks Ave	225-445-6969	jfwddp@gmail.com,
Jason Lacombe	Lot 64	(225) 454-7240	jasonlacombes4@gmail.com
(37) TOTAL	Households Present		
DUES	MANAGEMENT		
(Yes) 19	10		
(No) 12	23		
MEETING IN	6 MONTHS		



Bluff Oaks Homeowners Association 2022 Annual Income/ Expenses

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2022 YTD	Average
Dues Received					14,268.65	5,963.40		1,066.95	360.00	720.00			22,379.00	1,864.92
Expenses														
Ascension Water	100.99	99.91	102.80	97.16	98.62	94.26	100.34	155.01	132.15	141.94	152.85	157.76	1,433.79	119.48
Atmos Energy		80.84	144.06	76.17		178.61		179.56		102.35	162.70	72.09	996.38	83.03
Energy	65.00	72.72	58.29	54.39	56.91	56.42	76.71	68.35	54.25	54.84	65.50	74.44	757.82	63.15
REV-Entrance Camera	62.96	190.46	62.96	62.96	62.96	62.96	62.96	62.96	62.96	62.96	62.96	62.96	883.02	73.59
Lawn Care	216.00			882.00	216.00	216.00	432.00		108.00	357.50	3,459.64	1,602.50	7,489.64	624.14
Website Maintenance	97.48										20.17		117.65	9.80
Decorations/Entertainment				1,304.60						613.60	383.81	761.48	3,063.49	255.29
Board Liability Insurance		1,512.00											1,512.00	126.00
Legal Fees			35.00		122.50	227.50		607.50	337.50		787.50	315.00	2,432.50	202.71
Electrical Repairs	592.00					300.00		147.44		326.40			1,365.84	113.82
EarthWorks	735.00			367.50	367.50	2,566.62	1,614.92			367.50			6,754.04	562.84
Postal Rental Box					176.00								176.00	14.67
Total Expenses	1,869.43	1,955.93	1,138.11	2,844.78	1,100.49	3,702.37	2,286.93	1,220.82	694.86	2,027.09	5,095.13	3,046.23	26,982.17	2,248.51
Net Income/(Loss) for Month	(1,869.43)	(1,955.93)	(1,138.11)	(2,844.78)	13,168.16	2,261.03	(2,286.93)	(153.87)	(334.86)	(1,307.09)	(5,095.13)	(3,046.23)	(4,603.17)	(383.60)

**Bluff Oaks Homeowners Association
2023 Annual Income/ Expenses**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2023 YTD	Average
Dues Received	-	347.95	2,161.00	3,960.00	7,560.00	4,940.00	1,320.00	2,378.62	-	-	-	-	22,667.57	1,888.96
Expenses														
Ascension Water	90.39	77.03	62.15	62.43	77.65	77.68	63.75	82.54	132.80	209.03	188.57	206.63	1,330.65	110.89
Atmos Energy	65.95	64.93	62.99	75.56	70.64	70.85	51.38	51.38	38.00	38.00	38.00	39.36	667.04	55.59
Energy	72.56	127.98	58.74	60.77	62.79	61.92	59.89	60.87	58.95	63.46	66.63	68.17	822.73	68.56
REV-Entrance Camera	62.96	62.96	62.96	62.96	62.96	62.96	62.96	62.96	62.96	62.96	62.96	62.96	755.52	62.96
Lawn Care	652.50	652.50	652.50	2,648.61	652.50	652.50	790.13	652.50	1,252.50	652.50	652.50	652.50	10,563.74	880.31
Website Maintenance				627.16							22.17		649.33	54.11
Decorations/Entertainment			418.34	756.69						265.30	655.34	265.23	2,360.90	196.74
Board Liability Insurance		1,560.78										1,545.00	3,105.78	258.82
Legal Fees		202.50	480.00	583.00		712.75	725.00					65.36	2,768.61	230.72
Electrical Repairs				192.08			5,800.00						5,992.08	499.34
Postal Rental Box							251.00						251.00	20.92
Supplies							337.52						337.52	28.13
Total Expenses	944.36	2,748.68	1,797.68	5,069.26	926.54	1,638.66	8,141.63	910.25	1,545.21	1,291.25	1,686.17	2,905.21	29,604.90	2,467.08
Net Income/(Loss) for Month	(944.36)	(2,400.73)	363.32	(1,109.26)	6,633.46	3,301.34	(6,821.63)	1,468.37	(1,545.21)	(1,291.25)	(1,686.17)	(2,905.21)	(6,937.33)	(578.11)

Bluff Oaks Homeowners Association (BOHA)

Annual Meeting

Sunday, April 21, 2024 @ 4:00 PM

AGENDA

- | | | |
|-------|---|--------------------|
| I. | Welcome/Call to order and Agenda Review | Milton Morel |
| | <ul style="list-style-type: none">• Introduction of Officers• Sign in sheet for all homeowners in attendance | |
| II. | Property Management/Enforcement Presentation | Milton Morel |
| | <ul style="list-style-type: none">• Milton Morel to introduce• Robert Phillips with GNO Property management | |
| III. | Financial Update | Ashley Reynolds |
| | <ul style="list-style-type: none">• BOHA Financials• Dues update for 2023• Comparison of BHOA Costs from 2022 to 2023 | |
| IV. | Architectural Update | Stephanie Fontenot |
| | <ul style="list-style-type: none">• Go over Architectural Review Forms and when to submit• Status on Letters regarding Restriction Violations | |
| V. | Project Updates | Stephanie Fontenot |
| | <ul style="list-style-type: none">• Painting project of Front entrance and Light poles and sign poles• Little Free Library moved• Suggestions for future projects | |
| VI. | Landscaping Committee | Dennis Spring |
| | <ul style="list-style-type: none">• Updates on Current landscape status/tree trimming, etc. | |
| VII. | Website Update | Laura Morel |
| | <ul style="list-style-type: none">• Revised Website and notifications | |
| VIII. | Revised Restrictions Discussion | Laura Morel |
| | <ul style="list-style-type: none">• Discuss the reason for Restriction Revisions• Staring to get signatures from individual homeowners | |
| IX. | Voting on Dues increase and Management company | Milton Morel |
| | <ul style="list-style-type: none">• Vote for Management company to enforce our restrictions• Vote for dues increase to meet cost increases and possible Management company | |
| X. | Election of 2024 – 2025 BOHA Board – Nominations | |
| | <ul style="list-style-type: none">• President - Current Milton Morel• Vice President - Current Cindy Spring• Secretary - Current Juanita Habisreitingner• Treasurer - Current Ashley Reynolds (Position available)• Architectural Chair - Current Stephanie Fontenot (Position Available) | |
| XI. | Adjourn Meeting | Milton Morel |
| XII. | Bar-B-Que Meal (Please Enjoy) | Paul Russo |