

Bluff Oaks Homeowner's Association

Annual Meeting

April 2nd, 2023

I. Call to order

Cassie Rathke called to order the annual meeting of the Bluff Oaks Homeowner's Association at 4:20 p.m. on April 2nd, 2023. Current board members were introduced and a meeting attendance sheet was passed around. A list of attendees is provided in the minutes.

II. Architectural Update

Stephanie Fontenot, Architectural Chair, gave the update and began by stating that a new attorney had been hired, Alex Griffin.

Lions Landscaping Company has taken over to maintain our subdivision.

Quote of \$6872.88 was obtained for the light poles to be power washed and painted and additional quotes are being obtained.

A new street sign for Tara is on order.

Reminder to complete the form located on our the BOHA website if any changes are being made to homes in our neighborhood. (painting, adding generators, new roofs, etc.)

III. Financial Update

A financial overview handout was given to each homeowner in attendance. End of year cash balance \$15,018.41.

Alicia Norman discussed the cost analysis comparing landscape/lawn maintenance companies and therefore the need to switch to Lions Landscaping.

100% homeowners dues were collected for 2022.

IV. Project Updates

- a. A free little library has been added on the cul-de-sac on Woodville Avenue thanks to Katie Polito.

- b. Installation of a new fence around the sewer treatment plant on Feliciana has been completed.
- c. BOHA website & Facebook has been updated.
- d. Front entrance gas lanterns need to be cleaned. Steve Beadle will provide a contact for cleaning.

V. General Discussion

Discussion was held concerning the parking of a trailer at 16175 Feliciana Avenue. Several homeowners expressed agreement that the trailer should be parked behind the approved screen.

Parking restrictions amendments were voted on last year and the new board will discuss with the lawyer how to move forward.

Several homeowners have developed sinkholes in their yards and advised to call Ascension Parish Water.

Concern was expressed about streetlights not working and the need for additional ones to be added for safety. A call to Entergy is required if homeowner has an outage.

An upgrade to the front entrance cameras was discussed in addition to the need for adding more.

VI. Election of Officers for 2023-2024

The floor was opened for nominations to elect officers for the new board. Nominations were made and seconded which resulted in four new members and one returning member.

New Officers 2023-2024

President – Milton Morel

Vice President- Juanita Habisreitinger

Secretary – Cindy Spring

Treasurer- Ashley Ortego

Architectural Chair – Stephanie Fontenot

Outgoing Officers 2022-2023

Cassie Rathke

Dustin Polito

Dusty Fontenot

Alicia Norman

Stephanie Fontenot

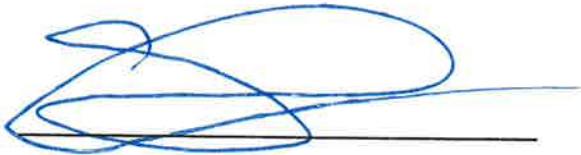
The new board agreed to meet at Regions Bank to change the signature card for the BOHA bank account. Cassie Rathke and Alicia Norman to be removed and replaced with Milton Morel and Ashley Ortego.

The meeting was adjourned at 5:30.

Minutes approved by:



Cassie Rathke 2022-2023 Bluff Oaks HOA President



Stephanie Fontenot 2022-2023 Bluff Oaks HOA Architectural Chair

**Bluff Oaks Homeowners Association
2022 Annual Income/ Expenses**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2022 YTD
Beg. Balance	24,625.68	22,756.25	20,800.32	19,662.21	16,817.43	29,985.59	32,246.62	29,959.69	29,805.82	29,470.96	28,163.87	23,068.74	20,022.51
Dues Received					14,268.65	5,963.40		1,066.95	360.00	720.00			22,379.00
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
Atmos Energy		80.84	144.06	76.17		178.61		179.56		102.35	162.70	72.09	996.38
Entergy	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
Website Maintenance	97.48										20.17		117.65
State Filing Fee													
Community Decorations/entertainment				531.26						613.60	383.81	761.48	2,290.15
Community Meeting				773.34									773.34
Board Liability Insurance		1,512.00											1,512.00
Legal fees/Percy			35.00		122.50	227.50		607.50	337.50		787.50	315.00	2,432.50
Gonzales Electric/Angelo & Son Electric	592.00					300.00		147.44		326.40			1,365.84
Entrance Camera/Eate/REV	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
Griffin Lawn Care	216.00			432.00	216.00	216.00	432.00		108.00				1,620.00
EarthWorks	735.00		735.00	367.50	367.50	2,566.62	1,614.92			367.50			6,754.04
EverSoGreen				450.00									450.00
Postal Rental Box					176.00								176.00
Supplies													
Lion's Lawncare										357.50	3,459.64	1,602.50	5,419.64
Paypal Fee													400.93
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	27,383.10
Cash Balance	22,756.25	20,800.32	19,662.21	16,817.43	29,985.59	32,246.62	29,959.69	29,805.82	29,470.96	28,163.87	23,068.74	20,022.51	15,018.41

(5,004.10)

BLUFF OAKS HOMEOWNERS

MTG April 2, 2023

	<u>NAME</u>	<u>Phone #</u>	<u>Email</u>
1	Alicia Sisemore Norman	318-547-9506	normana3@gene.com
2	Cassie Rathke	985-290-8941	cbathke@gmail
3	Allison & Craig Scenolen		
4	Jason & Alisa Lacombe	225-454-7240	jasonlacombe54@gmail.com
5	LAURA & MILTON MOREL	225-975-3650	milton@gmbuildersBR.com cspring53@hotmail.com
6	DENNIS & CINDY Spradley	225-362-4110 + 620-2425	
7	Juanita Habisrehtiger	225-715-0242	jhabis@att.net
8	Scott Saporito	225-335-5970	scott.saporito@gmail.com
9	Steve Beadle	225-939-0227	kannergo@cox.net
10	Allison Rutzen	225-620-6304	amrutzen13@gmail,
11	Gene: Cheri Guidry	225-431-9920	geneguidry.com
12	Stephanie Fontenot	337-280-5147	
13	Rob Reynolds	256-810-1138	reyno009@gmail.com
14	Jim McCann	225-960-6674	
15	Mike & Ashlie Babin	225-828-6330 225-505-5856	mikeandashlie1@gmail
16	Chries info is correct	225-806-1909	
17	Paul & Michelle Russo		PRUSSOR391@aol.com
18	Carl Benedict	225-229-7162	carlb1@premier.net
19	Aimee Netthercutt		

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(19)
families