

Bluff Oaks Homeowners Association
Annual Subdivision Meeting
April 6, 2025

I. CALL TO ORDER

Milton Morel called the meeting to order at 4:09 PM. Current board members (2024–2025) were introduced as follows: president Milton Morel; vice president Cindy Spring; secretary Juanita Habisreiter; treasurer, Alison Sceroler; architectural chair, Shawn Bush. A meeting attendance sheet was passed around. There were 18 households represented, with a total of 27 people. A detailed list of attendees is provided.

II. FINANCIAL UPDATE

Allison discussed that we had to temporarily increase dues at the last subdivision meeting due to decreasing funds in the balance year over year. She discussed all the improvements that had been made over the past year and what potential improvements were needed in the future. A question was raised by John Habisreiter regarding the total dollar value of dues collected not quite adding up properly. The question was answered by Allison stating some dues that came in from the previous year were added into this year. Shawn Bush questioned the approximate \$9000 legal fees paid in the past year and whether that would be something recurring. It was determined that it probably would not be. Milton also stated that the legal fees were sent in one large bill after all liens, etc. were done. Shawn also questioned February and March 2024 dollar amount of landscape being relatively high. Alicia Norman requested receipts for landscape payments as well as asking whether or not we had gotten other estimates. Dennis Spring reviewed the landscape prices and said that he had a few estimates and the company we used was the cheapest and that receipts could be provided. President Milton said it was required that the landscape needed to be brought back up to par after the previous year of 2023 as it had deteriorated and a lot of plants had died from the drought. Milton also stated that if we have more vandalism, we will need extra money for repairs as we cannot predict that.

There was more discussion about legal fees, and whether or not we will have more in the future, Milton also stated that if we don't permanently increase the dues it's possible we would barely break even. Extra money will be needed for subdivision, events, etc.

III. ARCHITECTURAL UPDATE

Architectural chair Shawn Bush discussed using the proper forms which were located on the website to get approval for changes in the exterior of the home as well as roof and windows, etc. Residents should contact the committee chair or the committee with any questions. She also stated that currently there was one resident who was correcting things that were not approved on the original plan.

IV. GENERAL DISCUSSION

President Milton discussed some project updates, including the dropbox in the back cul-de-sac working out nicely for dues and donations. The next board will determine the future location of the dropbox and possibly adding another one. He also discussed the landscaping lights repair and irrigation repair that he personally did. He also discussed the gas lights blowing out regularly that needs to be addressed by the next board. Resident Trey Cline suggested electric lights to be installed, but not to turn off the gas in case it would be needed in the future. Also, discussed were updating camera systems to fix the license plate reader that wasn't working. It was determined that this would be something the future board could look into. Another resident had a question about adding a gate to the front of the subdivision, but was informed that this had been voted down in the past.

President Milton discussed adding a Ring camera or something similar as well as adding some "no solicitation" signs into the neighborhood. Cassie Rathke made a motion to put the

signs up and it was seconded by Shawn. This also would be something for the next board to get done. It was estimated that it should not cost more than \$2000.

Future projects discussed were possibly painting the fire hydrants and fixing leaning street signs.

Dennis and Cindy Spring have been in charge of the landscape committee. Dennis spoke of the cost per month to maintain the subdivisions landscape. He also discussed the 90 day warranty on the plants and that he did not anticipate any price increases for next year. The landscapers come every one to two weeks when needed. He also discussed a tree in the front of the subdivision that may need cutting. Perhaps some residents can volunteer to do this to save money.

President Milton asked how the residents liked the website and Facebook pages. There were no complaints. It was discussed that we may need a new Facebook page since one of the administrators no longer lives in the subdivision and she can not be removed. Shawn Bush nominated Amanda Hoffmann to be in charge of creating a new Facebook account. This was seconded by Alicia Norman. Amanda accepted.

Milton discussed that 25 people had already paid the HOA dues before the meeting this year, which was a fantastic improvement.

The next discussion was regarding revising and consolidating the three different sets of restrictions that are in our subdivision. Architectural chair, Shawn Bush announced that her committee was working on this project. Residents discussed how each filing had different rules for windows. It was also discussed that when the new restrictions were released that it should be clear what changes were made from the original restrictions. Shawn stated she had trouble editing the first set of restriction changes that were made last year. The previous changes were sent to her from Laura Morel. Laura suggested Shawn contact the lawyer Alex and he will provide an amendable copy.

Shawn discussed the improvement that was done to the street parking at the intersection of Bluff Oaks and Feliciana Avenue and Dennis Spring said more needs to be done in other areas.

Allison Sceroler brought up the wording in the newly revised proposed restrictions that "live in" trailer was not necessary that it should just be trailer. A resident suggested that we vote individually on each restriction change.

A resident raise the question about who owns the ponds in the neighborhood and it was answered that they are all privately owned.

Elections for the next board members began for the year April 2025 through April 2026

-Amanda Hoffman nominated Alicia Norman for president. It was seconded by Shawn Bush. Alicia accepted the nomination. No one else was nominated. She was unopposed and was therefore elected President.

-Alicia Norman nominated Chris Hoffmann for vice president and it was seconded by Cassie Rathke. Chris accepted the nomination. No one else was nominated. He was unopposed and was therefore elected Vice President.

-Alicia Norman nominated Cassie Rathke for secretary. It was seconded by Trey Cline. Cassie accepted the nomination. No one else was nominated. She was unopposed and was therefore elected secretary.

-Cassie Rathke nominated Aimee Nethercutt for treasurer. It was seconded by Milton Morel. Aimee accepted the nomination. No one else was nominated. She was opposed and was therefore elected treasurer.

-Alicia Norman nominated Shawn Bush for architectural chair. It was seconded by a Amanda Hoffman. Shawn accepted the nomination. No one else was nominated. She was unopposed and was therefore re-elected architectural chair for a second term.

-Dennis and Cindy spring will continue on the landscape committee.

-Gene and Cherie Guidry volunteered to continue on the decorating committee. Amanda Hoffmann also agreed to help the decorating committee and will contact Kristi Marbury to assist.

The new board will establish the budget for these committees.

Newly elected board members for the year 2025–2026 are as follows:

President: Alicia Norman

Vice president: Chris Hoffmann

Secretary: Cassie Rathke

Treasurer: Aimee Nethercutt

Architectural chair: Shawn Bush

Previous year officers for year 2024-2025

President: Milton Morel

Vice president: Cindy Spring

Secretary: Juanita Habisreiteringer

Treasure: Allison Sceroler

Architectural chair: Shawn Bush

The new board agreed to meet at regions bank to change the signature card for the Bluff Oaks HOA bank account Allison Sceroler will be removed from the account and replaced with Aimee Nethercutt. Milton Morel will be removed from the account and replaced with Alicia Norman. Allison and Craig were thanked for the use of their lot for the meeting Paul Russo was thanked for the delicious barbecue.

Shawn Bush made a motion to adjourn and it was seconded by Cassie Rathke. Meeting was adjourned at 5:22PM.

Minutes approved by


Milton Morel 2024–2025 Bluff Oaks HOA president


Cindy Spring 2024–2025 Bluff Oaks HOA vice president

 4/10/25
Juanita Habisreiteringer 2024–2025 Bluff Oaks HOA secretary

Bluff Oaks Homeowners Ass. Annual Mtg. Sign In Sheet April 6th, 2025

NAME	Email	Phone #
1. <i>Theresa Habicht</i>		72
2. <i>Allison Craig Seeger</i>		19
3. <i>Lauren & Milton Morel</i>		16
4. <i>Hayden Bragg</i>		8
5. <i>Carl Benedikt</i>		2
6. <i>Cassie & Joey Rathke</i>		
7. <i>Alicia Norman</i>		
8. <i>Shawn R. Bush</i>		
9. <i>Jessica Delaune</i>		
10. <i>Dennis & Cindy Spring</i>		25
11. <i>Donna & Robert Spring</i>		22
12. <i>Alma & Chris Hoffman</i>		
13. <i>Amy & Jack Davis</i>		4
14. <i>Tim & Kathy McLean</i>		3
15. <i>Sandra & Mike Young</i>		
16. <i>Sharon & Alisa Macomber</i>		
17. <i>Amee Detherage</i>		10
18. <i>Ven & Anthony Chino</i>		27
19. <i>Andrew Whitman</i>		635
20. <i>Paul Russo</i>		
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Bluff Oaks Homeowners Association

2024 Annual Income/ Expenses

	Jan	Feb	Mar	Apr	May	June	July	August	Sept	Oct	Nov	Dec
Beg. Balance	12,969.41	11,620.23	7,925.36	3,828.99	2,822.35	15,724.74	21,466.05	12,912.40	12,652.46	12,231.01	9,496.59	8,119.91
Dues Received	-	360.00	-	-	-	6830	1080	730	551.35			
Utility Deposits Received			235.98									
Donations -Halloween Party											200	
Expenses												
Ascension Water	169.45	55.14	115.94	96.75	198.49	115.86	114.91	128.9	113.9	128.4	128.94	115.73
Atmos Energy	87.04	-	165.46	0	151	0	82.14	87.87	86.53	177.51	0	183.4
Entergy	73.60	79.73	72.06	70.66	68.93	63.37	62.75	57.71	56.91	62.8	61.19	63.48
Entrance Camera/Eate/REV	62.96	62.96	62.96	62.96	62.96	62.96	62.96	62.96	62.96	62.96	62.96	62.96
Website Maintenance/GoDaddy										22.17		
State Filing Fee												
Community Decorations/entertainment	10.02				458.73						671.09	
Board Liability Insurance												
Legal Fees							8658.39					
Electrical Repairs												253.84
Lion's Lawn Care	652.50	3,857.04	3,915.93	652.50	917.5	652.5	652.5	652.5	652.5	2280.58	652.5	652.5
EarthWorks	293.61											
EverSoGreen												
Postal Rental Box/annual due in June						194						
Supplies				123.77								
Total Expenses	1,349.18	4,054.87	4,332.35	1,006.64	1,857.61	1,088.69	9633.65	989.94	972.8	2734.42	1576.68	1331.91
Cash Balance	11,620.23	7,925.36	3,828.99	2,822.35	964.74	21,466.05	12,912.40	12,652.46	12,231.01	9,496.59	8,119.91	6788

Bluff Oaks Homeowners Association

2025 Annual Income/ Expenses

	Jan	Feb	Mar	Apr	May	June	July	August	Sept	Oct	Nov	Dec
Beg. Balance	6,788.00	5,793.30	2,954.82	10,588.74								
Dues Received			10,500.00		-							
Other Deposits Recvd/plan review			100.00									
Donations -Halloween Party												
Expenses												
Ascension Water	110.23	59.59	61.20									
Atmos Energy	98.06	-	91.34	88.51								
Entergy	70.95	72.43	63.17									
Entrance Camera/Eatel/REV	62.96	62.96	62.96	62.96								
Website Maintenance/GoDaddy												
State Filing Fee												
Community Decorations/entertainment		350.00										
Board Liability Insurance		1,641.00										
Legal Fees												
Electrical Repairs												
Lion's Lawn Care	652.50	652.50	2,582.25	2,582.25								
EarthWorks												
EverSoGreen												
Postal Rental Box/annual due in June												
Supplies			105.16									
Total Expenses	994.70	2,838.48	2,966.08									
Cash Balance	5,793.30	2,954.82	10,588.74		-							

2024 Dues Received	\$23,040.00	\$360 per household
2024 Total Expenses	<u>\$30,928.74</u>	
	-(\$ 7888.74)	

2025 Dues Intended	\$ 32,000.00	\$500 per household
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Bluff Oaks Homeowners Association (BOHA)

Annual Meeting

Sunday, April 6, 2025 @ 4:00 PM

AGENDA

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| 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. | Financial Update | Allison Sceroler |
| | <ul style="list-style-type: none">• BOHA Financials (Fiscal Year 2024 & YTD Financial Statement)• Dues update for 2024 and 2025 as of 4/6/2025• New Dues are \$500/year This will give us room for projects again• Comparison of BHOA Costs from 2023 to 2024 | |
| III. | Architectural Update | Shawn Bush |
| | <ul style="list-style-type: none">• Go over Architectural Review Forms and when to submit• Status on Letters regarding Restriction Violations | |
| IV. | Project Updates | Milton Morel |
| | <ul style="list-style-type: none">• New Drop Box Installed at rear Cul-De-Sac on Woodville Drive• Landscape Lights repaired this year• Gas lights need to be repaired to not keep going out• Upgrade / Repair Camera System for the front entrance• No Solicitation Signs to go up in Neighborhood• Suggestions for future projects | |
| V. | Landscaping Committee | Dennis Spring |
| | <ul style="list-style-type: none">• Updates on Current landscape status/tree trimming, etc | |
| VI. | Website / Facebook Update | Milton Morel |
| | <ul style="list-style-type: none">• Revised Website and notifications• Any suggestions on how these two forms of media are working for the HOA• Someone to manage the Website and Facebook Page | |
| VII. | Revised Restrictions Discussion Status | Shawn Bush |
| | <ul style="list-style-type: none">• Discuss the reason for Restriction Revisions and Changes since Last Year | |
| VIII. | Election of 2025 – 2026 BOHA Board – Nominations | Milton Morel |
| | <ul style="list-style-type: none">• President - Current Milton Morel• Vice President - Current Cindy Spring• Secretary - Current Juanita Habisreiteringer• Treasurer - Current Allison Sceroler• Architectural Chair - Current Shawn Bush | |
| IX. | Adjourn Meeting | Milton Morel |
| X. | Bar-B-Que Meal (Please Enjoy) | Paul Russo |