

Wisteria Lakes HOA 2023 Yearly Meeting

Annual Association Meeting Minutes

Date: October 23rd, 2023

Time: 6:00 PM

Location: Greenwell Springs Library

- 6:11pm –Meeting was called to order by Vice President Eddie Webb in the absence of President Josh Myers.

- Introduction of the Board Members & Opening Statement
Eddie Webb - Vice President; Curtis Jack - Treasurer, Margaret Leaphart - Secretary, and Jonathan Wesley - member at large. President Josh Myers was out of town

- Introduction of Management Company – Magnolia Management Services
 - Association Manager – Brittney Robert
 - Financial report overview was presented by Brittney.
 - The balance in the checking account at this time is \$19,823
 - Income received is \$29,413.77
 - Expenses YTD are \$36,318

- Question was asked to explain what the \$2000 security expense was for on the yearly budget. VP Eddie Webb explained that it was for Flock Security Cameras at the front of the subdivision as well as the expense of monitoring them. He explained that we did not want to change companies because this is the system that ties directly into the police monitoring system.

- There was no vote on new Board Members tonight because we did not have a quorum. 21 homeowners were present and 9 proxies were presented. Another meeting will be scheduled shortly per the Bylaws. VP Eddie Webb informed the group that election will be for three board positions for 2 year terms, and one position to fill a vacancy for a 1 year term

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- Eddie Webb, Curtis Jack, and Jonathan Wesley stated that they would like to run for another term and would be on the ballot at the next meeting.

- Floor was opened for Questions:
 - Mrs. Opal Neusetzer ask that the management company contact the Corp of Engineers and get Beaver Bayou cleaned out.

 - It was mentioned that he bayou in the front of the subdivision needs cleaning out also. VP Eddie Webb said he would talk with the Mayor’s office to see if that can get done soon.

 - Request was made that we have our meetings at the Central Library instead of Greenwell Springs. The board said we have done that in the past, but the last few meetings we’ve had, the meeting room at the Central Library was not available. The management company will Central Library when scheduling future meetings and use that if available.

 - Question was posed as to who makes the “rules.” Board explained that the Covenants and Restrictions we made by the developer when the subdivision was formed. The only was rules can be changed it by the vote of the residents as stated in the Bylaws. The management company only notes violations and sends friendly reminders.

 - There was heated discussion about use and danger of 4 wheelers on the streets in the neighborhood and the use of electric scooters on the sidewalks and streets. Someone stated that 4 wheelers on the streets are illegal.

 - Some attendees expressed anger that they were being picked on. Brittney assured them that the drive by person does not know who lives where nor who they are. They only cite violations when they spot them. In anger, some attendees stated that they would do what they wanted, when they wanted and nobody was going to tell them how to use their

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property. VP Eddie Webb got the meeting under control after the outburst by several attendees.

- Magnolia Management gave out cards with their number so that residents could contact them about concerns. VP Eddie Webb gave his personal phone number and said he would take calls about concerns.
- Next meeting to try to meet quorum and elect new board members will be announced by Magnolia Management in the next 60 days.

Meeting Adjourned at 7:15 pm

Margaret Leaphart, Secretary Wisteria Lakes HOA