

# Team Meeting

Date | time 1/13/2022 6:30 PM | Location Tucker's

Meeting called by	Tucker Bantom
Type of meeting	HOA Board Meeting
Facilitator	Tucker Bantom
Note taker	Jennifer Horton

## Board Members & Attendance:

- Erick Lewko – (985) 373-6113 [ericklewko@gmail.com](mailto:ericklewko@gmail.com)
- Kyle Hagen – (985) 789-8163 [khagan@lopa.org](mailto:khagan@lopa.org)
- Desiree Forsyth – (323) 240-1302 [dbennettforsyth@gmail.com](mailto:dbennettforsyth@gmail.com)
- Tucker Bantom – (504) 382-0637 [tucker29@gmail.com](mailto:tucker29@gmail.com)
- Bill Matthews – (985) 373-6563 [wbmjr1@gmail.com](mailto:wbmjr1@gmail.com)
- Jennifer Horton – (303) 895-9088 [jennifer.horton77@gmail.com](mailto:jennifer.horton77@gmail.com)
- John Finigan – (504) 914-5581 [johnwfinigan@gmail.com](mailto:johnwfinigan@gmail.com)
- Martin Hayes – [marinhayes2@att.net](mailto:marinhayes2@att.net)

## Agenda Items – Meeting called to Order 6:31PM

### Topic

#### ✓ New Board Members

- John Finnegan
- Martin Hayes

#### ✓ GNO Property Management – submitted proposal for presentation –

Previously managed property from 2009 – 2017. In the time from leaving company has now implemented automated processes and cloud technology to management systems. Uses direct portals for residents via a web access portal. Portal has ability to maintain real-time balance information and allows for online payments, autodrafts and credit card. Also have implemented a dedicated covenant enforcement manager that inspects properties 2x per month. Company uses a local attorney to coordinate between Management Co – Finance Manager and the HOA board to handle outstanding collections when necessary and has an established process for this. This allows Property Managers to focus attention to HOA board priorities; i.e. infrastructure, maintenance, upkeep, etc.

The web access portal has the potential to accommodate online voting; however, The Woodlands covenants would need be legally amended in order to allow.

#### ✓ Electrical at main entrances

- 1088 Main Entrances – received electrical price (\$4,236.24) from Smoketree Landscape to repair lighting in island and at monument and to install up lighting at the oak trees flanking. Need to review the 2022 budget to determine funds are available. If allowable, authorize to proceed with work.

- Ground cover at entrance oaks – received proposal from Smoketree (appx \$13K) to provide plantings under the oaks. This work is not in the 2022 budget and not approved to proceed.

✓ Recreation/Playground

- Basketball goal area – existing backboard is loose and rostered; received a number of resident requests to address. Board decision: Authorized Magnolia a budget of \$500 to replace the backboard/rim/net
- Larger swing set – informed Magnolia again that the larger damaged swing set still needs to be removed. Need options and budget to replace. At this time, as there is another swing set, depending on the budget and proposal, the replacement is lower on the priorities
- New shaded area – received request to install a shade in the playground area. At this time due to existing priorities, cost effectiveness and liability this is not something we are pursuing.

✓ 1088 Entrance – No Left Turn update

The Parish council met with traffic engineers and the school board. The recommend solution to have the 1088 side of the school as an exit only on the surface seems acceptable. This will require a traffic study and will cost \$25K. The Parish Council does not have this available in their 2022 budget. At this time the traffic study proposal can be added to the list for projects for the 2023 budget. Status Quo for now

✓ Open Forum for new topics

- TWACC – covenant requirement of the committee is made up of 3 Board members and 2 non board members. The Board members include: Tucker Bantom, Erick Lewko and Bill Matthews. The non-Board members include: John Finigan and TBD. Looking for resident volunteers to serve on TWACC Committee.
- Special Assessments – there are currently (2) two special assessments in the HOA fees [Scarlett Oak common ground and Soult Street Entrance improvements]
  - Tucker to review with Magnolia to research how much the assessments were estimated at, how much has been collected and determine when they can/will be removed.
- Magnolia issued resident fines
  - Only the HOA Board can approve the issuance and collection of fines – Magnolia to be notified to stop issuance
  - HOA Board needs to refine and restructure and distribute the list of finable offenses.
  - Appointed an Ad-Hoc Subcommittee to establish
    - Tucker, John and Bill to coordinate
- HOA Board Meeting – need to increase frequency of meetings to 1x per month.
  - Second Tuesday of every month at 6:30pm at Tucker’s house
- Finances – review of issued Magnolia checks
  - Need to have better detail summary to description of check: i.e. what was the work, invoice #, etc.
  - Need to require 2 approval signatures to issue check
  - Tucker to review with Magnolia requested improvements
- Schedule another HOA board meeting on 1/25/2022 to meet with Magnolia on direction and needed improvements