



**QCHOA Annual Meeting
Sunday, March 13, 2022
3:00PM
Caroline Park**

1. Call to Order
 - a. President Courtney Addison called the meeting to order, welcomed attendees and introduced Vice President Jennifer deFrances, Treasurer Ashley Penn and Secretary Susan Metrejean. Attendees were offered the option to turn in ballots or wait until all meeting topics have been presented.
2. Financial Report – Courtney Addison
 - a. 2021 Budget v. Actual Report was discussed by Courtney. She stated that our income was \$76,473; \$44,066 in Dues Assessments and \$31,531 from the insurance company. We had \$28,700 in expenses leaving a Net Income of \$47,773.
 - b. The 2022 Projected Budget includes a projected income of \$160,481: \$1,600 in Lake Reserves, \$40,531 in Fence Reserves, \$73,500 in Mortgage Proceeds and \$44,850 in Dues Assessments. Expenses are projected at \$160,481 which includes the \$108,475 Fence Contract, \$1,788 Fountain Replacement, \$830 per month Mortgage Expense and all Net Income will be placed in Reserves for Fence and Lake Maintenance.
 - c. Account Balances:
 - i. Magnolia Operating Account: \$46,273 (This excludes \$18,000 outstanding balances for 2022 Dues Assessments due by 03/31)
 - ii. Regions Petty Account: \$2,000
 - iii. Campus Federal: \$2,000 (After fence is fully paid for)
 - d. Financial Report Membership Questions
 - i. How many homeowners have not paid?
 1. 2022 Dues Assessments: 50 Homeowners (due by 03/31)
 2. Prior Assessments: 6 accounts have liens filed for non-payment of 2021 Dues Assessments or prior.
3. Park Improvement/Playground Equipment – Courtney Addison
 - a. A survey was mailed out to membership on 04/21 requesting feedback for the playground equipment proposed at the 2021 Annual Meeting
 - i. 57 Members in good standing voted; 29 Against, 28 In Favor, therefore the board chose not to proceed with this project.
4. Lake Maintenance – Jennifer deFrances
 - a. The fountain by the weir broke and was not repairable. Three (3) quotes were received to replace it: \$8,000, \$2,000 and \$1,800. We chose the one for \$1,800 based on price and it is identical to the one close to Majestic Oak.
 - b. Algae Growth has been reported and we are looking into treatment options
5. Perimeter Fence Project – Jennifer deFrances
 - a. Quotes were received from three (3) fence companies: Ascension Fence, Crahl Services and King Fencing. Information was shared via email with homeowners regarding the estimates, questions were fielded and responded to in another email. Following the feedback and careful consideration of all estimates, the board chose to proceed with Crahl Services for the replacement of the perimeter fence at a height of six (6) feet for \$108,475. The project will take a total of eight (8) Weeks. Crahl offers a six (6) month labor warranty and two (2) year material warranty.
 - b. Perimeter Fence Membership Questions
 - i. Where is the (reserve) account that was set aside for replacement of the fence?"
 1. No reserve account was previously set up, the 2022 Projected Budget does have Reserve Accounts set up for the maintenance of the new fence.

- ii. Where is (was) the plan to replace the fence?
 - 1. The HOA maintains a \$100,000 insurance policy on the fence, the Hurricane damage from Ida resulted in a \$34,031 payout for 768LF of damage. The remainder of the contract price is being paid by a \$73,500 unsecured signature loan.
- iii. Why wasn't the eight (8) foot fence considered?
 - 1. It was considered; however, it was the professional opinion of both Crahl and Ascension that a six (6) foot fence would offer more longevity and stability. Additionally, the cost of the eight (8) foot fence was out of our budget without a Special Assessment or Dues Increase.
- iv. Why weren't we able to vote to turn the perimeter fence repair/replacement over to the perimeter fence lot owners?
 - 1. That issue was proposed by the Restriction Revision Committee and the board was prepared to present it for a vote prior to the Hurricane damage to the fence. Under the current restrictions (section 4.20), the perimeter fence maintenance is the responsibility of the HOA. Until the loan is paid off, the HOA will remain responsible for it. The loan will be paid off in 10 years, and the Restrictions are up for renewal again in 10 years, at which time, the HOA can revisit this topic.
- v. Will we be facing the same fence issue in 10 years?
 - 1. The new fence has a 15-to-20-year life expectancy. The construction includes 4 x 6 posts, and 3" torx head screws for all runner boards with roughly 150-200lbs of concrete per post with a wind rating of 110MPH winds and 130MPH wind gusts. Additionally, we have set up a Reserve Account for the fence to maintain it to a desirable state.
- 6. Restriction Revision Committee – Courtney Addison & Jennifer deFrances
 - a. During the 2021 Annual Meeting, it was brought to memberships attention that the current Restrictions were set to be automatically renewed in April 2022, unless revisions were proposed and brought to a vote. A Restriction Revision Committee was formed and met on 04/14. On 06/30, a summary of their proposed changes was mailed to membership for feedback. The Restriction Revision Committee then finalized their recommendations to the board on 08/04. The Board responded to the recommendations on 01/18 detailing which recommendations would be brought forward for a vote, the result of which is listed on the ballot for the 2022 Annual Meeting.
 - b. Restriction Revision Membership Questions
 - i. Why was a committee formed if all revision suggestions were not brought to membership vote?
 - 1. All topics were shared with membership on 06/30. Some topics did not require revisions to the current restrictions to enforce.
 - ii. Why are we not voting to give perimeter lot owners responsibility for their own fence (revisited)?
 - 1. The survey on 06/30 received 14 responses regarding the fence; 7 in favor and 7 opposed to turning over the perimeter fence maintenance to the homeowners at which time the board was prepared to bring the issue forward to vote. However, the damage to the fence from Hurricane Ida required the board to proceed with repairs that progressed to replacement. Taking out a loan for the project prevented the option to vote on this topic.
 - iii. What is the board going to do about drainage issues caused by improvements on lots that effect other lots?
 - 1. It has been brought to our attention at this meeting that ongoing drainage issues have been reported (mostly along Meadowbrook) to the HOA and Ascension Parish with no resolution. The board will need to research and get up to speed in order to respond. Jennifer stated that the Parish is considering changes in ordinances that will require permits for lot improvements that should prevent these issues in the future but will be looking into solutions for the current problems.

- iv. Lot Owners A, B & C made a plea to membership to be removed from the HOA by vote on the Restriction Revisions stating the location of their lots prevents them from accessing any of the amenities associated with the neighborhood.
- 7. Architectural Control Committee – Jennifer deFrances
 - a. Reminder that all renovations or additions to permanent exterior structures require ACC approval, the form is available on our website and should be emailed to Magnolia Management.
 - b. ACC Committee approved 19 of 20 ACC Requests with an average turnover of 3 days to approve.
 - c. Architectural Control Questions
 - i. Do you have to submit requests if the colors/materials will remain the same?
 - 1. Technically, no, but if you are going to be doing improvements, we would like to have it on file that improvements are taking place.
 - ii. What is the penalty for improvements that are not submitted for approval?
 - 1. The restrictions allow for a \$500 monthly fine for improvements conducted without prior approval from the ACC Committee
 - iii. How are ACC Requests monitored? Is it the honor system?
 - 1. We are still working to set up a procedure for this, will likely be an ACC “permit” sign that will be placed in the yard for approved projects.
- 8. Social Events Committee – Meghan Poche
 - a. The Social Event Committee, led by Meagan Poche, hosted the Easter Egg Hunt, Fall Fling and Christmas in the Park with Santa. Additionally, with the help of Brian Boudreaux, a Little Library has been constructed for Caroline Park that will be put into place after the fence project is complete.
 - b. Upcoming events include a Shamrock Scavenger Hunt in March and Easter Egg Hunt in April.
- 9. New Business – All Board Members
 - a. Floor was open for questions on topics that were not covered in the meeting
 - b. New Business Questions
 - i. What do we do about damaged or downed street signs?
 - 1. Since our streets are public, all street and traffic signs, roadside grass cutting, pothole patching, or roadside drainage are the responsibility of Ascension Parish DPW (225) 450-1200
 - ii. What do we do about kids on electric motorcycles/vehicles riding on the roads?
 - 1. Report any illegal or dangerous activity to Ascension Parish Sheriff's Office (225) 621-8300 or 911 depending on the severity of the issue.
 - iii. What do we do about unleashed animals/pets in the neighborhood?
 - 1. Report concerns to Ascension Animal Control (225) 675-6557
- 10. Board Nominations/Elections – Courtney Addison
 - a. President – Courtney Addison & Sue Metrejean declined nomination, Meghan Poche accepted nomination, no other nominations or volunteers were offered.
 - b. Vice President – Jennifer deFrances accepted nomination, no additional nominations or volunteers were offered.
 - c. Treasurer – Ashley Penn accepted nomination, no additional nominations or volunteers were offered.
 - d. Secretary – Sue Metrejean declined nomination, Kim Graham accepted nomination, no additional nominations or volunteers were offered.
 - e. Committees
 - i. ACC Committee – Jennifer deFrances (Chair), David Bradford, Michael Buturla & Craig Calhoun
 - ii. Landscape Committee – Terri Bradford (Chair) and Mary Roussel
 - iii. Social Events – Meghan Poche (Chair)
- 11. Meeting Adjournment – Courtney Addison
 - a. The meeting was adjourned as quorum was not met to finalize a vote on the Restriction Revisions as proposed on the ballot. A total of 75% of membership must vote by April 1, 2022 for an effective vote to take place otherwise the restrictions will renew as currently written.