



**QCHOA Annual Meeting  
Sunday, March 5, 2023  
3:00 PM  
Caroline Park**

1. Call to Order – Meghan Poche'
  - a. Quorum Verification – There were not enough attendants to meet quorum so this will be an informational meeting only, which means that nothing can be voted on at this meeting.
  - b. Introduction of board members and meeting agenda  
Meghan Poche – President, Jennifer DeFrances – Vice President, Kim Graham – Secretary, Ashley Penn – Treasurer
  - c. Minutes of the March 13, 2022 Annual Meeting – unanimous vote to not re-read minutes, they are available on the HOA website.
2. Financial Report – Ashley Guy
  - a. 2022 Budget versus Actual Report – Ashley Guy reviewed information on the budget and actual spending report that can be found on the HOA website.
  - b. 2023 Projected Budget - This can be found on the HOA website.
  - c. Account Balances – A complete financial breakdown can be found on the HOA website.
3. Architectural Control Committee – Jennifer deFrances  
Work should be completed within 6 months from approval date or it must be resubmitted.
  - a. ACC members – Jennifer DeFrances, David Bradford, Michael Buturla & Craig Calhoun
  - b. Improvements that require ACC requests – Any exterior updates or changes must be submitted. Submissions are typically approved within 1-2 days.
  - c. 2022 ACC Requests – 11 came through all but one approved.
4. Perimeter Fence Maintenance – Meghan Poche'
  - a. Perimeter fence lot homeowner responsibility – If you live on the perimeter, you are responsible for keeping it clear/clean of growth over the fence. The HOA is responsible for the outside perimeter. There is continued disagreement that the fence should be the responsibility of the perimeter owners since it is on their property but it is in the HOA bylaws that it will be HOA responsibility.
5. Lake Maintenance – Jennifer deFrances
  - a. Fountain Update – The fountain that was replaced previously was damaged because the wires were cut, algae clogged the pump and the pump burned up. This fountain lasted 15 months. The company that it was purchased from was called out to evaluate the issue. When they came, they stated that it was irreparable and took the fountain with them. To replace the fountain, it will cost \$1800. If the fountain is to be replaced, there will need to be an increase in lake lot owners dues or assign a special assessment for those lake lot owners.
  - b. Algae Growth and Treatment – The board requested quotes from many different companies with minimal options presented. Estimates received and will cost \$2000-8000 to fix. Pond Solutions came out and put a black dye in the lake to prevent algae growth,



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the cost was \$350. This lasts about 6 months. It will need another treatment before summer. We can plan to treat it 1-2 times per year. Lake lot owners in attendance also requested that the fountain be replaced, which is not currently in the budget. Clarification with Ascension parish states it is 100% the homeowners' responsibility for correcting these issues, not the parish.

- c. Lake Committee – Lake lot owners will form a lake committee to help make decisions about lake treatment. The lake committee will research treatment options and present them to the HOA board who will then facilitate meetings and/or communication with the lake lot owners to decide on treatment and payment options.
6. Subdivision Drainage – Meghan Poche'/Kim Graham
  - a. Homeowner Responsibility - Drainage servitudes must be kept clear and fences off the ground to allow for free flow of water/drainage. Homeowners requested information on how deep/wide should the servitude drainage be dug. This information can be found in the restrictions.
  - b. Progress with Ascension Parish Drainage Department to correct drainage issues – Kim Graham has been working with the parish regarding drainage issues. The parish has taken new surveys of the properties along Meadowbrook and will be make a plan to correct drainage concerns along Meadowbrook Avenue. Any other questions regarding questions, email Kim Graham.
  - c. New Ascension Parish Fence Permits required for all new and replacement fences at \$25.
  - d. Process for Reporting Drainage Concerns - There is an app that can be used to log problems with the drainage. If there are flooding and/or drainage issues, please speak with your neighbors to initially address these drainage issues. These concerns should then be emailed to Magnolia at [info@magnoliabr.com](mailto:info@magnoliabr.com). These concerns will then be on record for the HOA to enforce restrictions to keep drainage servitudes clear and without drainage obstruction.
7. Social Events Committee – Meghan Poche'
  - a. 2022 Events – Successful Santa in the Park and Easter Egg Hunt.
  - b. Little Library in Caroline Park – Brian Boudreaux completed the little library and it is now in the park with a lot of contributed books.
  - c. Upcoming Events – Easter Egg Hunt tentatively Friday, March 31 – bring 1 dozen stuffed eggs to Meghan Poche's house prior to the day of the event.
8. Holiday Decoration Committee – Ashley Penn
  - a. Thank you to Mrs. Terri Bradford and Mrs. Mary Roussel for their years of volunteering! Thank you to Karen Jones for setting up the spring décor.
  - b. Landscape/Holiday Decoration Committee is open for new volunteers - Mary Roussel and Karen Jones volunteered and were unanimously approved for this committee.
9. New Business – All Board Members



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- a. Addition of Quail Creek to Ascension Parish's schedule of road improvement for 2023 – Meghan Poche reported that she attended the Ascension Parish transportation council meeting to formally request that Quail Creek be added to the parish's 2023 calendar to be evaluated and redone.
  - b. New project of adding electricity to Caroline Park – Entergy has come out to approve placement of the new meter and electricians have been contacted to provide bids to install new outlets.
  - c. New project of adding security cameras to Caroline Park – Once electricity is obtained, we can move forward with adding security cameras to surveil any of the issues we have been having lately.
10. Board Nominations and Elections – Meghan Poche'
- a. Returning board members – All board positions are open and volunteers are needed.
  - b. New nominations – Suzanne Stewart was nominated for president and accepted the nomination. Tim Roussel volunteered to serve as Vice President. Meghan Poche agreed to stay on the board and serve as secretary. Ashley Penn also agreed to stay on the board and serve as treasurer. Benji Arbenaux and Brett Stafford were both nominated by John DeFrances but both declined.
  - c. Committees
    - i. ACC Committee – David Bradford requested to step down from the ACC board for this year. Michael Burtala, Craig Calhoun, and Jennifer DeFrances agreed to stay on the board with no concerns voiced from homeowners.
    - ii. Landscape/Holiday Decoration Committee – Mary Roussel and Karen Jones volunteered for this committee and no concerns were raised by homeowners in attendance.
    - iii. Social Committee – Meghan Poche volunteered to stay on this committee with no concerns raised by homeowners. Lorissa Meader-Mau has volunteered to help at times if needed.
    - iv. Lake Committee – Jennifer DeFrances, Lionel Harper, and Dustin Lawhorn volunteered to serve on the lake committee.
11. Homeowner Open Forum for Questions –
- There are concerns regarding the road conditions with the 3 schools in nearby proximity. John DeFrances gave us an update on the roundabout and the addition of 3 lanes to highways 42 and 44 within the coming years. There is tentatively, a sidewalk that will run from the new high school to Highway 42 and from the high school to Prairieville Primary. There is information on the parish council website regarding the roads and roadwork.



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- Sue Metrejean voiced concerns about the home on Lakeland and Quail Ridge being a VRBO. Neighbors confirmed that the home has actual owners and there are no homes in our neighborhood currently listed on any short-term rental websites.
- General discussion of the need for an increase in dues due to inflation and raises in cost of living. Our dues are very low compared to other neighborhoods and more things around our neighborhood need to be improved as the subdivision is aging.
- There were questions about forming a welcome committee but no one in attendance volunteered for this committee.
- Questions arose about sidewalk repair and who is responsible for improvements to the sidewalks. As stated in our restrictions and by-laws, sidewalks are the responsibility of the homeowner and require ACC requests for all improvements and/or changes to the sidewalks.

12. Meeting Adjournment – Meghan Poche'