

Quail Creek Restriction Committee

A Restriction Committee Meeting: 04/14/21 at 7:00PM in the home of Bo Bienvenu
Attendees: Juan, Bo Bienvenu, David Bradford, Michael Doyle and Julie Tanoury

Meeting Minutes

1. Perimeter Fence: The expensive project of the maintenance and / or replacement of the parameter fence as mandated by the Restrictions.

SUGGESTED BY MICHAEL DOYLE: Although the perimeter fence does not physically benefit all of the home owners within Quail Creek, it does serve as a privacy border and / or security for the subdivision in which case it will benefit the entire subdivision.

2. Drainage: Servitude and Drainage as it pertains to the Restrictions.

SUGGESTED BY JULIE TANOURY: It appears some homeowners, in the process of completing improvements to their property, have created drainage problems for other homeowners within Quail Creek SD. It is unclear if any of the homeowners were previously granted approval for these improvements; if so, approvals should be shown. Regardless, there is a drainage issue associated with the servitude behind the lots on Meadowbrook. Ascension Parish has been contacted, conducted an assessment of the drainage issue and a work order has been provided for the servitude to be regraded and dredged to re-establish proper sloping for necessary drainage to occur (date for this has not yet been assigned by Ascension Parish). Ascension Parish does have the responsibility for maintaining the servitude; however, the HOA has the responsibility to ensure the Quail Creek homeowners do not block the servitude from public access, alter the elevation of the servitude and / or cause interference affecting proper drainage.

3. Homeowner Improvements: Homeowners are required to request approval prior to home improvements being made. The Restrictions state the HOA has 30 days to approve / reject the submitted request. In the event the HOA fails to respond within the 30 days of the improvement request being submitted, the homeowner is then given the right to proceed with what was requested due to lack of response for the HOA.

4. Street Parking: The Restrictions provide guidance regarding street parking within the Quail Creek SD; however, they have not been enforced.

SUGGESTED BY JUAN VARA: Failure for the HOA to enforce the bylaws as it relates to street parking has created safety issues as it interferes with the drivers view and

potentially blocks the ability for the driver(s) to see children behind these parked cars that may be attempting to cross the street.

5. Solar Panels: The Restrictions need to be revised to accommodate this improvement.

6. General Comments: The Restrictions need to be enforced properly across the board and not individually / selectively. If a bylaw is no longer appropriate then that bylaw should be revised and / or eliminated to prevent deviation of that bylaw. The current process of adjusting / revising a bylaw appears difficult at best based on quorum requirements. A less stringent requirement would be beneficial.

7. HOA Communication: The HOA should notify all the homeowners of the existence of this committee and solicit ideas for potential improvements so when changes are presented, all homeowners are given a voice to participate. The majority of homeowners approval is required for changes when the existing restrictions expire.

8. HOA Voting Process: To add to communications between the HOA and the homeowners, notification of meetings being held should be provided by the HOA by all means possible. In addition, each home should be given the ability to place their vote by various avenues such as voting during a meeting, placing a vote online, submitting a mail-in-ballot, submitting a vote ballot via email, etc.

9. Lake and Non-Lake Member:

SUGGESTED BY DAVID BRADFORD :All Quail Creek homeowners (both lake and non-lake residents) to pay the same amount in the HOA annual dues.