

## ABL HOA 4th Quarter meeting

Date: November 15, 2023 Time: 6:00pm Location: Watson Library Facilitator: Brittany Robert

Board Members: Garon Leblanc, Byron Turner(absent), Jacqueline Gillhaus, Tracy Germany and Liz Sims

6:00pm - Garon: Opening Statements and Introduction of Board Members

6:20pm - Introduction of Management Company - Magnolia Management Services  
Association Manager, Brittany Robert - Discussed HOA finances; Current balance \$36,966.72; Reserve \$15,070; Expenditures \$22,395.24; Overdue HOA fees \$44, 066. Monthly financial statements are on the website.

6:35pm - Discussion from the Board of Directors; Community updates and progress. The front entrance repair was significantly delayed due to insurance issues. The sprinklers are not working properly and a Vendor has been contacted to repair damage. Plants will be replaced in the Spring so they won't continue to die while waiting for sprinkler repair. A manual spigot may be added to water plants in case of future sprinkler failure. The fountains have been repaired. There is a claim pending to recoup entrance expenses.

6:45pm - Q&A session: Residents interested in who will maintain fountains. Garon explained the subdivision has 4 ponds and two fountains. It has not been determined who will maintain these fountains. There was a suggestion about the residents who live on lake lots maintaining them. A question regarding safeguarding the subdivision entrance was brought up. Jacqueline reported that DOTD was contacted and a study was performed. They found no sufficient evidence to add any additional signs or barriers on Cane Market Road. The asphalt at the entrance was also a concern. The Board reported that this was the parish responsibility. A resident suggested everyone contact our local representative to see if this would assist in getting the repair. A question regarding a common play area was raised. Garon said there was an identified space that would be sufficient.  $\frac{2}{3}$  of the residents would have to agree. The issue has been getting the residents to attend the meetings and vote. The residents voiced their concern about HOA dues and financial stressors on some families. Management is willing to work out a payment plan. Residents also wanted to know what action can be taken against residents who refuse to pay fines/fees. The Board reported for assessments a lien can be filed (\$230.00 per lien). There is no particular action the Board can take to recover fines (unless the balance is \$2,000 or more). Residents wanted to know what can be done to improve the community. The Board suggested volunteering for committees and upkeep of the neighborhood. All suggestions were welcomed and will be taken under consideration.

7:00pm - Garon provided closing statements. The Board will not be responding to any comments or questions on social media. No board members are Admins on the neighborhood Facebook page. We cannot block or delete any members. It was reported that there are Admins that live outside of the neighborhood. Special requests for a meeting with the Board are accepted. The meeting was adjourned.