



Montgomery Terrace

Homeowners Association

MOT HOA Board Meeting
November 10th , 2022, 5:30 P.M.
Magnolia's Mandeville Office

- ❖ Call Meeting to Order – 5:25 PM
- ❖ Attendees:
 - Magnolia Management – Allie – Association Manager
 - Previous Board
 - Ryan - President
 - Charlie - VP
 - Matt – Secretary
 - New Board of Directors
 - Chad – President
 - Chris -Treasure
 - Kirk – VP/Secretary

- ❖ Transfer of Information from Previous Board to New Board – Ryan started off the meeting by going over the separate accounts and giving Magnolia the check to combine operating accounts and a box of older documents.

- ❖ Financials
 - Balance Sheet – Allie went over the current balances in the accounts.
 - Income Expense Report – Allie went over the year-to-date income sheet and showed where the \$4,000 from the capital improvement was moved to general maintenance and repairs.
 - Aged Owner Balance – Allie and the board went over the current delinquent accounts and the 2 standing homes that do have liens filed.
 - Budget – Allie overviewed the budget that was voted on at the Annual Meeting.

- ❖ Open Discussion/General Questions
 - Trailer Restriction – The previous board highlighted that just like other restrictions they work to enforce them. They also noted that with trailers specifically. When the board first switched over from the developer many residents went and spent thousands of dollars pouring slabs to keep their trailers behind the fence line. So long as someone trailer is behind their fence or in their garage fully then it is not a problem per the restrictions. The new board agreed with this restriction.



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- **Electrical for Pond** – Allie notified that she is still waiting for the estimates from the electrical companies so that we can supply the information to the vendors to get estimates on the install of a fountain.
 - **Fountain** – The board noted that they are wanting to get this to help the pond to not be so stagnant. The new board agreed with this plan due to it also helping with mosquitos.
 - **Gazebo or sitting area** – The board decided against this.
- **Irrigation at front of Neighborhood** – The line that is broken and was leaking is turned off currently until the broken pipe can be located and repaired.
- **Lawncare**- Allie supplied 3 vendor quotes for a new lawncare vendor. The board is still contemplating these and may want an additional quote for good measure.
- **Pond Maintenance** – Allie received 1 quote and is still waiting for 2 additional quotes to clean out the pond and maintenance it for a year.
- **Pond clean up** – The previous board clarified that the current lawn vendor was suppose to be doing pond maintenance and spray and it appeared they have not been. Charlie (Previous VP) noted that he sprayed the pond 3 weeks ago and that it is starting to die now and needs to be cleaned out. Allie is working to get estimates for this and pond maintenance.
- **Mosquitos Issue** – The new board stated that there is an issue with mosquitos back by the pond. The previous board advised that this is something that can be called in and addressed with the parish. However, the parish wont spray over the neighborhood unless several HOA's in the area call about the issue also. The new board will work to get in contact with other boards in the area to make these calls to get this achieved.
- **Pond fill in** – The previous board clarified that there are two areas that have washed out and need to be built up or reinforced. Allie is still waiting for estimates from vendors for this project.
- **Signage**- The previous board clarified that they are having a kids at play sign redone due to being broken in half (appeared someone hit it) and an additional sign that states the area is under video surveillance for at the front of the neighborhood. Allie reached out the vendor. This is still in progress.



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- Previous board notified the new board about the pond behind the pond in the neighborhood that Montgomery Terrace owns part of in the Grand Oaks Neighborhood. The (Jason Yancy - developer) developer's attorney reached out about giving the other half of the pond. Ryan (Previous Board President) noted that he told them that he would take it if we could get right of usage, but if not then they did not want it. If they could get the right of usage that could be additional funds gained for the HOA, but without that the additional property is just an added liability.
- The previous board also highlighted that they made a stance to never not hire a vendor because they lived in the neighborhood. The new BOD agreed.

- ❖ **Additional/New Projects or Requests**
 - The new board requested a list of homeowners and renters (if available).
 - They want to call Wildlife and Fisheries about stocking the pond with fish.
 - Streetlights in front of 152 and 156 are out.
 - Changing the speed limit to 15mph
 - Is 140 Faye Daye for sale.
 - Dig the ditches
 - Pot Holes

- ❖ **Meeting Adjourned – 6:38 PM**