

Greenleaf GPOA Annual Meeting

June 18, 2022

Board Members Present: Jerry Ford, Diane Laborde,
Mary Lasseign

Board Members Absent: Jamie Cornell and Juanita Butcher

Meeting was called to order at 4:10 p.m. There were a total of 13 homeowners present. The Board started the annual meeting without a quorum of homeowners since there was a quorum of Board members present.

The President opened the floor for nominations to fill the 5 open seats on the Greenleaf HOA Board of Directors.

The following people were nominated for the five positions:

Diane Laborde

Jamie Cornell

Mary Lasseigne

Blaine Chiasson

Health Hayes

Pamela Newman

Juanita Butcher

Above nominated homeowners were accepted as candidates for the election of the Board of Directors.

GENERAL BUSINESS:

Finances were discussed. The Association has over \$24,000 in the bank to provide for all of going projects and to continue paying for monthly services. However, Homeowners owe over \$11,000 with \$8,000 being over 90 days old. There was a discussion over what actions will take place to ensure this money is collected. The President stated that our management company, Magnolia Management works these accounts with input from the Board of Directors to send out warning letters then following up with action to take out liens on the property and to garnish wages for the outstanding balances. The new board will continue to monitor these actions.

The President discussed the issues that the Board had worked on for the past year.

Projects completed:

- Front fence was repaired
- High-end cameras placed to capture pictures of vehicles going and coming from the subdivision. We also installed a special camera that takes picture of each license plate of vehicles that enter the subdivision
- New pump and timer replaced for pool equipment
- Pool fences were repaired
- Two alleyways that had bad holes in road way were fixed
- Replaced equipment that run cameras at pool
- Roof extension to close the area between bathroom and fence to cover the cement area for more shade area at the

pool. Added two fans for this new area and replaced the two fans already in place

- Placed a 4 car parking area in front of small bridge to enter pool and a 3 car parking area near big bridge
- Replaced the big bridge walkway

The Board ensured the homeowners that it will not obligate any funds that the GPOA does not have in the bank. The goal is to pay for projects to improve the GPOA with money on hand and when there is a stable amount of funds in the bank

Motion was made and seconded for all Board of Directors committee minutes for the past year be approved. Minutes were approved.

The focus for the Board is to get the drainage issues vastly improved, if not totally resolved. The President presented a solution by the Parish officials to place a culvert down the middle alleyway from the corner of lot 83 to circle drive. This is a very long area and will provide for the water coming north to south to exit to the drainage area and not up the alley toward the pool. When the water starts to back up, this very long pipe will fill with water and reduce the time for the road to drain. Our new Board will work with the Parish plan to place a culvert next to the alley starting at Lot 83 to improve drainage.

An issue with a drainage pipe where the entrance into the pipe is a ditch that feeds the pipe from 3 different pipes feeding the main drainage pipe, The result is that two property owners are having their land eroding into the ditch. This problem was reported to the President who has called a vender to access the issue and report the results back to the Board. Members suggested that the Parish officials also be apprised of the situation since the ditch is

off of Circle Drive. The President will contact the Parish and see if they will come to also access the problem.

It was reported that children were in the pool without adult supervision. These children have broken the iron fence near the pond and they stacking the chairs then jumping on them to jump into the pool have broken furniture. The policy has changed to allow a 16 to 17 year olds be allowed to swim in the pool by themselves but not be allowed to bring any siblings with them to the pool. These children are required to have a pool pass. Since it is easy to reach over the gate to open it without a code, the Board will look for a solution for this issue. The President will send out a email flash to all property owners to advised them of this change.

A problem with loud noises is being heard in our subdivision between the hours of 1 – 2 am and no one can attest to the fact it is coming from our subdivision. It was suggested that a property owner call the sheriff department to send out a unit to see if the noise is coming from within our subdivision.

The Parish has advised our President that circle drive will be repaved either this year or the next. We have heard this before so the Board will continue to monitor the progress of getting our road drivable.

Shay Fletcher and David Brown volunteered to help out the Board in any matter or on any committee that they may need assistance. The members want to send a big “thank you” to Robin Thomas, our chairperson of the decorations committee for providing outstanding declarations for our subdivision. Great work!

ELECTION

The President asked each candidate to provide information about themselves in order for the members to get to know them. The President provided information on the two Board members who were up for reelection, but could not attend the meeting.

The ballots were handed out then collected and counted. The following candidates were selected to the Board of Directors effective 1 July 2022:

Diane Laborde

Mary Lasseigne

Blaine Chiasson

Pamela Newman

Juanita Butcher

Congratulations!!

A meeting of the new Board members will be held in a few days to vote on offices. The results of the meeting will be forward to all by an email blast.

In order to obtain these email blasts, you must provide your email address to info@magnoliabr.com.

Meeting adjourned at 5:15 p.m.

Jerry Ford, President/Secretary