



Brookstone HOA 2023 Meeting Agenda Packet

- **Meeting called to order – 6:20 PM**
- **Opening comments: Noah called the meeting to order and went over the agenda highlights and what will be discussed at today's meeting.**

- **Verification of quorum – Quorum was not met. In attendance was 23 homes out of the 43 needed.**

- **Introduction of Board Members – Leanne LeJeune, Stephanie Bates, Noah Telesco**

- **Financial Overview**
 - 2022-2023 Income vs Expense Statement & Summary of Operations
 - 2023-2024 Projected Budget with Expected Operations

- **Election of Board of Directors for 2023-2024 – Quorum was not met. Vote will take place in roughly 45 days at an additional meeting of the homeowners.**
 - **Leanne went over the current open position. The secretary and member at large is open.**

- **Amendment Vote – Quorum was not met. Vote will take place in roughly 45 days at an additional meeting of the homeowners.**

- **Priority topics**
 - **Parking**
 - The amending of this restriction is due to the following: (1) Prairieville Middle School's bus driver was instructed not to go to the end of Maddie due to street parking, the bus has been unable to pass, and the driver refuses to go down the cul-de-sac because of it, and the route was approved by the school due to the safety hazard. (2) Emergency vehicles have been unable to pass which creates a huge concern. Furthermore, to watch that a vehicle is not consecutively parked for longer than a day or overnight is overly burdensome, and the board cannot proceed to monitor vehicles in this manner. These reasons are why the restrictions are in place and we are counting on each homeowner to abide by the new rules and come up with a board approved solution for their vehicles.



Brookstone

Homeowners Association

- Noah went over the current parking situation. He highlighted the concerns of this situation. He stated that the road is narrower and it is becoming a safety concern.
- Leanne – went over the school bus complaints and the refusal to pick children up all the way in the back.
- A homeowner advised that one morning the parking was so bad that he almost was unable to get to work.
- HO went over the fact that many that park on the street are not utilizing their driveways.
- Noah highlighted that we have narrow driveways and many owners utilize their garage for entertainment purposes.
- Stehanie went over that the verbiage for the new parking restriction is changed enough so that we can actually enforce the parking restriction.
- Leanne went over the request to have parties and that as long as the HOA would be notified in advance that would be fine.
- Pending changing the time to 8pm.

- Speeding

- o *It has been witnessed that a vehicle went 40 MPH down the street and almost hit a child on a bike at the intersection of Maddie and Nicholas. There are several vehicles that have been repeatedly reported as regular speeders. These individuals need to be held responsible for their actions. We would like to implement a fine for repeat offenders and the Board is working with APSO to get radar patrol to help alleviate this safety concern.*
- Noah – went over the current speeding concern. He highlighted the complaints that are received due to this issue.
- Leanne – went over a recent event involving a kid on a bike and a black vehicle. The individual had to hit her brakes because she almost hit the child.
- Ho brought up radar cameras. Leanne highlighted that they have looked into cameras that radar however, due to the cost they are looking more at a cellular option. This would not be installed until the entrance sign is finished.
- Stehanie highlighted that the sheriff's office is coming out more often to attempt to catch speeders.

- Vendors

- o *The board has decided after recent events to implement a policy that separates projects from homeowners. The board will no longer allow homeowners to bid or complete jobs within the association and will only be outsourcing to businesses with owners who do not reside in Brookstone HOA.*
- Equipment Enclosure: Leanne went over the new equipment enclosure amendment. It was discussed that this is to help keep garbage cans from being seen from the road. It was also highlighted that hiding the garbage containers can be done by planting landscaping or bushes instead of building an enclosure or placing it behind the fence.
- Lot maintenance: Keeping the grass in yards in a clean fashion. Leanne went over the reason for changing this was due to the restriction being more of a matter of an opinion. That is why this restriction was changed to be more specific.



- **Priority Topics from Last Year - Updates**

- Entrance Sign

- *As it currently stands the entrance sign project is underway, however there have been some obstacles for this project. Currently as it stands the current development has to be demolished and rebuilt. The board is currently taking steps in order to remedy this issue both with the previous vendor and working to determine the best fit for a future vendor.*

- MMS updated on the current status of the suit that was filed against the vendor who was hired initially to complete this project.

- Mosquito Control

- *The ponds now have monthly maintenance and have for nearly 10 months. We believe that if we stock our ponds with fish, this will help with this issue as well as provide other environmental benefits. It is a very expensive project and not in our budget currently. The board does have plans to determine alternative routes to stock the pond outside of hiring a pond stocking vendor.*

- Common Areas

- *Last year a priority topic was the bare common areas and how we couldn't build anything due to the gas lines. A recent proposal was a pickleball court. It is a low cost and a DIY so this is actually feasible for us to commit to. We also previously discussed an outdoor workout equipment area as an alternative to a walking path. The quote for the path around the pond was 30K.*

- Fencing

- *We are all in agreement that a fence needs to be erected around the private property in front of our neighborhood.*

- Speeding

- *The board has worked this year to deter speeding by bringing awareness to this issue, working with APSO, and working to update restrictions. The board has had APSO install a speed reader and has stationed a traffic officer in our neighborhood.*



- ***Achievements Over the Last Year***

- *Insurance Coverage*
- *Pond Maintenance*
- *Nutria Removal*
- *Completed Projects Left by DSLD*
- *Repairs to Common Areas*
- *Management Company Change*
- *Monthly Site Inspections*
- *Yard of the Month Incentive*
- *Frequent Community Gatherings*
- *Fought for Property Distinction*
- *Created a Working Relationship with Reese Lane HOA*

- ***Homeowner Q&A***

- ***Closing Remarks***

- *Noah petitioned for anyone wanting to join the board or join a committee.*
- *The board highlighted future potential projects such as a pool, pickle ball court, or playground.*
- *The board also highlighted the attempt to make a friendly working relationship with Reese lane.*
- *Leanne went over future ideas to get funds for these future projects. Examples: fundraisers*

- ***Meeting Adjourned – Meeting adjourned at 8 PM***

Secretary name addition: Katherine Lewing

Décor/Social/ Improvements:

Linda Gascon 225-362-1760 Lot 40

Heather Stultz 317-437-5254 Lot

Mitchell Stelly 337-581-2325 Lot

