

Overton Walk Neighborhood Association 2023 Annual Meeting

Anne Harrison Residence

8740 Bonita Lane, Baton Rouge, LA 70809

January 23, 2023

6:00 p.m.

In Attendance

Leila Blumberg

Yvette Bonanno-Tharp

Andrew Fabre

Jared Harris

Anne Harrison

Lacy and Joelle Howe

Saundra Lane

Kathy Mack

Paul and Carol Murphy

Grace Tarpley

Andy Patel

Jeff and Sherry Patton

Ashley Guy, Magnolia Management Services

Brown, by proxy

Guercio, by proxy

Schreiter, by proxy

Call to Order

The meeting was called to order by Ashley Guy at 6:22 p.m.

Opening Comments

Jared Harris, President, gave the opening remarks. He noted that a quorum had been established and welcomed the two new members present. A review was given of last year's accomplishments, including the installation of the stained/stamped concrete, the addition of new signage, the addition of parking stripes along the back wall, and landscaping in the kettle area. Magnolia Management Services was acknowledged for their assistance over the past year, and residents were reminded to contact them with any questions or concerns. Jared noted that RCI is still searching for the right tree for the Circle on Elwood Court and that RCI's annual contract will soon be coming up for renewal. Ashley and Jared will obtain additional bids for comparison. Residents were updated on the drainage situation on Lot 10's walkway and the current designation of "green space" for the front yards of both Lots 10 and 11 was explained. Additionally, members were reminded that elections would be held at this meeting and all were encouraged to volunteer.

Proof of Notice

It was verified by those present that everyone received notice of the meeting.

Approval of the Minutes

Motion by Jeff Patton, seconded by Lacy Howe, to waive the reading and to approve the February 23, 2022 Annual Meeting minutes. All present voted in favor.

Financial Reports

Ashley Guy, Magnolia Management Services, presented the Summary of Operations for 2022 and the Budget for Operations in 2023.

- Balance Sheet as of 12/31/2022
 - Total Liabilities and Equity - \$25,433.41

- Income Statement as of 12/31/2022)
 - Total Income = \$55,463.11
 - Total Expenditures = \$85,286.75
 - Net Income = (\$29,823.64)

- Budget for Operations for 2023
 - It was noted that there will be a 10% increase in Magnolia Management's fee and a 3% increase in RCI's ground maintenance.
 - Motion by Saundra Lane, seconded by Anne Harrison, to approve the proposed budget as submitted. Motion carried.
 - Lacy Howe, Treasurer, recommended opening an interest-bearing account for money held in reserve.

Election of Officers

- **Election of 2023 Board of Directors**
 - President – Jared Harris
 - Treasurer – Lacy Howe
 - Secretary – Carol Murphy
 - Member at Large – Leila Blumberg
 - Member at Large – Andrew Fabre

- **2023 Architectural Committee Members (in addition to Board Members)**
 - Saundra Lane
 - Jeff Patton

Other Business

- **Lots 10 and 11** – Further clarification was given as to the “green space” designation on Lots 10 and 11. The front yards of both Lot 10 and Lot 11 were designated as “green space” by Onsite Design when the development was submitted for approval to the City Planning Commission. Both areas are HOA property and the Homeowners Association has both legal responsibility and potential liability for them. The Board has been advised that there is a possibility the City would

approve the transfer of the two properties in question to the homeowners, if language were included stipulating there would be no future changes to the existing green space. The membership unanimously voted to authorize the Board to seek City approval for the change.

- **Servitude** – All front yards, with the exception at this time, of Lots 10 and 11, are owned by the homeowners with an HOA servitude that runs approximately from the roofline of the house to the street. Maintenance of this property is the responsibility of the homeowner.
- **ACC Requests** - Residents were reminded of their responsibility to submit plans in advance to the architectural committee before making changes to the exterior of their homes or front landscaping. This includes additions or changes to the size and shape of beds and changes or additions to landscape materials. This does not include swapping out plants for other varieties of similar size and appearance. Approval for backyard landscaping is required if the changes will affect drainage. Additionally, homeowners were reminded that the approval process is not complete until the committee inspects and determines that the final result conforms to the design plan submitted by the homeowner.
- **Parking** - The membership was reminded that parking on the street, on the sidewalks, and on the stained concrete is not allowed under any circumstances. Parking is available along the back wall and on the three designated parking pads. Residents were, once again, encouraged to coordinate with their neighbors for additional guest parking in the event of large gatherings. Many homeowners have offered their driveways to accommodate extra guest vehicles. Additionally, vehicles that are parked along the wall or on the three designated parking pads must be moved every 72 hours.
- **Violations** – Jeff Patton pointed out that the Board, in the past, has been lax in enforcement of the CCRs. No fines have been levied to date for violations. However, the Board reserves the right to do so, especially in the event of repeat offenders and violations not remedied within the allotted time frame.
- **Community Event** - Lacy Howe proposed that we organize a neighborhood social event this year. It was suggested that we plan either a crayfish boil in March or gumbo in October.
- **Pets** – Dog owners were reminded that they are responsible to pick up after their pets.
- **Rust Stains** – The cause of the rust-colored stains that have appeared on several areas of concrete in the development is still unclear. There is some reluctance by the Board to spend money cleaning the stains before the cause is determined. It was suggested at the meeting that we might consider cleaning the stains to see if they reappear.
- **Signage** – The *No Outlet* signs are working. It was noted that traffic in the development has been substantially reduced since the installment of the signs. Because the two *No Outlet* signs do not match, a question was raised as to the aesthetics and whether both signs are necessary. There was also discussion about whether we might want to add a low profile *Keep Left* sign in the circle to keep traffic to the left.

- **Damage from Utility Companies** – Permanent paint was used to mark the pavers in front of the house on Lot 1. It was also noted that, in spite of Magnolia Management’s efforts, Baton Rouge Water Works has not taken responsibility for the downed tree in front of Overton Walk. Sherry Patton volunteered to check the dig ticket site to help determine responsibility.

Meeting Adjourned

There being no further business, the meeting was adjourned at 7:37 p.m.