

Overton Walk Neighborhood Association Board of Directors Meeting
Murphy Residence
8732 Bonita Lane, Baton Rouge, LA 70809
October 2, 2022

In Attendance

Leila Blumberg
Jared Harris
Anne Harrison
Lacy Howe
Carol Murphy
Jeff Patton

Call to Order

The meeting was called to order by Jared Harris at 5:05 p.m.

New Business

- Meeting Minutes – In the interest of transparency, it was unanimously agreed that the minutes of the meetings of the Overton Walk Neighborhood Association Board of Directors and Architectural Control Committee be posted to the Overton Walk Neighborhood Association website. Carol will contact Ashley at Magnolia Management to request that the minutes be made available for viewing on the website.
- Drainage Issues on Lot 10 –
 - Green Space - The front yards of both Lot 10 and Lot 11 were designated as “green space” by On Site Design when the development was submitted for approval to the City Planning Commission. Both areas are, therefore, HOA property and the Homeowners Association has both legal responsibility and potential liability for them.
 - Drainage on Lot 10 - There is an ongoing drainage problem with the front yard and sidewalk leading up to the house on Lot 10. Several people have fallen on the submerged walkway. Bids to correct the situation have been obtained. The project will include removing and replacing the concrete walkway and grading and sodding the lawn. Additionally, the muhly grass in front will be removed to promote drainage.
 - RCI - A bid on the concrete work from Lacy’s contractor was submitted to determine if RCI’s estimate is in line. It was determined that RCI’s bid is reasonable and that there are some advantages to having one company do all the work. However, several committee members expressed serious dissatisfaction with the quality of the work RCI has done in the development thus far. More bids could be obtained.
 - Irrigation System - The sprinkler system in front of the house on Lot 10 was installed by Mike Hogstrom. Jared has never seen the sprinkler system work. Jeff volunteered to call to find out where the irrigation controls for the sprinklers are located. Additionally, the question arose as to whether the sprinkler system should be removed while the work is being done or should be allowed to remain in place.

- Legalities – Robert Blankenship will be contacted for legal advice and guidance moving forward in order to protect both the homeowner of Lot 10 and the Homeowners Association. The following are some of the questions raised at the meeting:
 - Should the homeowner or the Homeowners Association be responsible for choosing and hiring the contractor?
 - Who is responsible if the work is done and the problem still exists? Where does the Homeowners Association's responsibility end?
 - Who currently has signature authority to sign a contract for the work?
 - Should the homeowner sign a written agreement with the Homeowners Association?
 - Should the homeowner sign a hold harmless agreement in the unlikely event of damage to his property?
 - What legal steps need to be taken in order to change the bylaws regarding the status/ownership of the green space in front of Lots 10 and 11? Would this require City Planning Commission approval?
- Tree in Circle – Carol will contact Ashley about polling residents via Survey Monkey to get a consensus on the choice of tree to replace the undersized Cathedral Oak. Trees discussed are Cajun Oak, Japanese Maple, Crepe Myrtle, and the Holly tree in Overton Walk's park area. Pictures and the pros/cons of each tree will be included. Residents will be given a deadline to respond.

Meeting Adjourned

There being no further business, the meeting was adjourned at 5:57 p.m.