

Overton Walk Neighborhood Association Board of Directors Meeting
Murphy Residence
8732 Bonita Lane, Baton Rouge, LA 70809
December 13, 2022

In Attendance

Leila Blumberg
Jared Harris
Lacy Howe
Carol Murphy
Jeff Patton
Ashley Guy, Magnolia Management Services

Call to Order

The meeting was called to order by Ashley Guy at 6:02 p.m. Copies of the meeting agenda, financials, and job estimates were distributed.

November Financial Report

Ashley Guy presented and reviewed the following financials.

- Balance Sheet (as of 11/30/2022)
 - Total Liabilities and Equity = \$24,898.90

- Income Statement (Period: 11/1/2022 – 11/30/2022)
 - Net Income = \$969.39
 - Lacy Howe noted that Line Item 7430 on the Income Statement does not reflect payment of the CPA's services to file the Association's 2021 tax return. Ashley will check on this to verify that the bill was paid and that the CY 2021 tax return was filed.

- Current Aged Owner Balance (as of 12/13/2022)
 - Community Total: \$600.12

- Proposed Budget Fiscal Year 2023
 - The board unanimously agreed that there is no need for any changes over last year's budget.

Lot 10 Drainage Issues - Walkway Quotes

- Bonfiglio – \$2,950
To include removal of 50 sq. ft. of entry sidewalk/Form & pour possibly flush with top of first brick step (laser pending)/Scrape and grade front lawn towards street/ Includes 1 pallet centipede sod and sand-based topsoil/Irrigation heads dug up and adjusted to new grade height.

- Ground Guys – \$6,563.96
Removal of existing landscape material/Installation of 6" French drain with gravel base

- NYS Drainage Paving Outdoor Construction
Option 1: \$9,650 - Install drainage line with 4 custom poured concrete catch basins tied into street basin/Re-level sodded areas to basins/Includes cutting 8 feet of driveway 12 inches wide and 2 sides walks, pour back, and re-sod (\$400 pallet not included).
Option 2: \$3,500 - Remove one block (holding water)/Raise block (approx. 40 sq. ft.) 1 ¼ inches and raise steps and concrete patio the same with tile most likely (tile at owner's cost).
- RCI – \$4,380
Removal of existing walkway where it is holding water/Raise grade up to promote positive water runoff to the road/Install new sidewalk with broom finish/Remove muhly grass in front of 2 houses/ Lay 1 pallet of centipede/Grade out right side/1 yard fill dirt
- Sam the Concrete Man – \$4,480 - Removal of sidewalk and driveway-road section/bring to proper grade/ Install new sidewalk section (approx. 36 sq. ft.)/Install new driveway-road section (approx. 168 sq. ft.)

After careful consideration of all bids submitted, the Board voted in favor of RCI. Ashley will reach out to RCI to obtain clarification on the process, specifically as to when and how the work on Lot 10 will be done. Additionally, prior to being awarded the work, RCI will be given a punch list, including pictures, of unfinished items from their earlier projects in the development and will be asked to complete those items within a certain limited time frame.

Ashley advised the Board that our annual maintenance contract with RCI automatically renews in April of each year with a 3% escalation charge, unless cancelled by either party with 60 days written notice. Lacy suggested that we get bids for contracts each year in December or January for comparison.

Old Business

- Center Tree Replacement – Trees discussed include a larger Cathedral Oak (if one can be obtained at an acceptable price), a 20 ft. Holly, a no knee Cypress, and a Crepe Myrtle. Leila was appointed to coordinate with RCI and to make the selection. It was agreed that, because the area is such a focal point, it requires a 60-gallon tree or larger. Leila agreed to be present at the time the new tree is delivered.
- Signage
 - It was agreed that the proposed low-profile sign to be placed in the Circle is not needed at this time. Traffic in the development has been greatly reduced since the installation of the *No Outlet* signs.
 - There was a general discussion of the appearance of the signage in the neighborhood. The two *No Outlet* signs at the entrance to the development do not match. It was proposed that we either remove one of the two signs or replace the sign on the street light with a sign that matches the one on the back of the stop sign. Ashley will check with Integrity and advise.

- Striping – There was agreement that we should make every attempt to maximize the number of designated parking spaces along the back wall. In addition to the white striping, a cross hatch will be placed on the concrete at the right side of the wall near the Harrison driveway. There was some discussion about possibly placing an additional cross hatch on the left side of the wall. Measurements will be taken before a final decision is made. Ashley will request measurements and an estimate from BayouStripe.
- Stain Cleaning – The stain on the concrete near the wall on Buckland Way has improved to the point that no action is required at this time.
- Tree on Lot 9 – Comments from Bill Rountree and Sally Callais regarding the Drake Elm were reviewed. The majority of the Board does not perceive that future damage from the tree is an issue and agreed that removal/replacement of the tree is the financial responsibility of the homeowner. It was also noted that if a homeowner chooses to remove and/or replace a tree on their property, an ACC request form should be submitted to the Architectural Control Committee for approval before work commences.
- Additional Tree – Lot 8 – No separate quote for a tree has been obtained to date. The purpose of the original idea to place a tree on lot 8 was to add an additional tree to Bonita Lane. The homeowners of Lot 8 have since expressed uncertainty as to whether they want a tree on their property.
- Downed Tree due to BR Water Company – Ashley is still working on the downed tree in front of Overton Walk. There has been some push-back by the city. A suggestion was put forward that we might need to replace the tree first and then seek reimbursement.
- Lot 15 Landscaping – A question was raised as to whether the new landscaping was done in accordance with the plans submitted by the owners and approved by the Architectural Committee. It was noted that there is no tree in the front yard. Ashley will check the ACC submittal and advise.
- Lawn Maintenance
 - A list of the lawn maintenance issues discussed at the meeting will be compiled. Ashley will address them with Bryan at RCI.
 - RCI will begin their winter cutbacks on ornamental grasses and tropicals in January. They will also trim any lower limbs that need to be legged up around the same time.
 - Ashley will get a quote from RCI for replacing the blighted boxwood on HOA property with yaupon holly.
- Annual Meeting – The 2023 OWNA Annual Meeting is scheduled for Monday, January 23. Location TBD.

Meeting Adjourned

There being no further business, the meeting was adjourned at 8:03.