

Overton Walk Neighborhood Association Board of Directors Meeting
Murphy Residence
8732 Bonita Lane, Baton Rouge, LA 70809
June 14, 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 6:10 p.m. Copies of the meeting agenda and financials were distributed.

May Financial Report

Ashley Guy presented and reviewed the financials.

- Balance Sheet (as of 5/31/2022)
 - Total Liabilities and Equity (CIT Bank – Checking) = \$80,351.66
Note: Checking account balance shown is prior to 2 large pending payments to RCI (\$64,800 for the planned enhancements and \$898.36 for two additional trees).
- Income Statement (Period: 5/1/2022 – 5/31/2022)
 - Net Income = (\$1,494.19)
- Aged Owner Balance Sheet (as of 6/14/2022)
 - Community Balance: \$2,560.00

New Business

- Post Enhancement Issues
 - Tree Replacement – RCI planted a 30-gallon Cathedral Oak in the circle on Elwood Court, not the 60-gallon tree specified in the enhancement plans. RCI will replace the 30-gallon tree with a 60-gallon Cathedral Oak at no charge.
 - It was noted that tree bags were recently installed and barrels removed by RCI. Ashley advised the board that RCI will trim and shape the newly planted trees. She will contact them to determine the appropriate time for the trees to be trimmed. Lacy added that the trees will be framed in some sort of decorative iron to keep the mulch in place and to add to the aesthetics of the development. The newly installed water bags will be filled each Thursday by RCI. Residents will be asked to refill the bags on Sunday or Monday, as needed.
 - It was agreed that an additional Holly tree would be planted in the Murphy's front yard to balance the trees on Bonita Lane.

- Lawn Maintenance
 - All front yards and side yards (to the gates or back corner) will be cut by RCI with no exceptions in order to maintain a uniform appearance in the development.
 - Matt with RCI will begin sending a site visit report to Ashley after every visit. Ashley will check with Rachel to see about the possibility of posting these pictures to the website.

- Downed Tree on Old Hammond Highway
 - Ashley will continue to follow-up on the downed tree in front of Overton Walk. Baton Rouge Water Works closed the work order, but it has since been reopened. Baton Rouge Water Works has been advised that the tree must be replaced or a reimbursement made.

- Drain Cover Repair
 - Ashley received an estimate from Integrity in the amount of \$175 to repair and replace the damaged drain cover. A concern was raised regarding the length of time involved to remove, repair and replace it. Lacy suggested that, in addition to repairing the drain cover, we obtain a quote for a new one. The repaired drain cover could then be stored for future use. Ashley will check on the cost of a new drain cover.

- Questions from Residents
 - Ashley will advise residents that all questions and concerns should be directed to the management company and not to Board members. Residents' questions may be emailed to Ashley or posted to the website. All matters of concern will be brought to the Board.

- Current Parking Regulations
 - Driveway Parking - Current bylaws state that parking may be permitted on a driveway, but only with prior consent of the Architectural Control Committee. Additionally, parking on that portion of any driveway located between the front façade of the residence and the street is prohibited, except temporarily for a period not to exceed 72 hours.
 - City/Parish Ordinances – Parking is prohibited on a sidewalk or land between a property line and street curb.
 - Changes to Parking Regulations - existing building restrictions may be reduced or terminated by agreement of more than one-half of the lot owners.

- Parking Violations
 - Ashley will send out a general email blast to all residents reminding them of the development's parking policy and expectations. Guests should park along the wall or on the three available parking pads. Parking in the street, on the sidewalks, or on the newly stamped concrete is not allowed under any circumstances. Ashley's message will encourage residents to plan ahead and work together in the event of large gatherings. Many homeowners have offered their driveways to accommodate extra guest vehicles. Residents will be advised that, in the event of repeat offenders and

continued violations, the Board reserves the right to adopt and enforce fines in the future.

- Residents may report parking violations to Magnolia anonymously. Magnolia will send direct emails to address these situations.

- Drainage Issue - Harris/Hipp Residence –
 - Ashley will discuss the sidewalk/front yard drainage issue with Matt at RCI and report back to the Board with his recommendation.

- Signage
 - Members of the Board walked the development to discuss the size and placement of neighborhood street signs to include *No Parking*, *One Way*, and *No Outlet* signs. A low-profile sign will be placed in the Circle directing traffic to the left.

 - Parallel parking spaces will be painted on the concrete along the back wall.

 - Harrison Driveway – a *No Parking* sign with an arrow pointing toward the Harrison driveway will be placed on the back wall's column to prevent the driveway from being blocked by a parked vehicle. Additionally, a white painted square with an "X" in the middle will be painted on the concrete adjacent to the driveway. It was noted at the meeting that precautions should be taken when installing signage on the wall to prevent staining.

Meeting Adjourned

There being no further business, the meeting was adjourned at 8:11 p.m.