

**Overton Walk Neighborhood Association Board of Directors Meeting**  
**Howe Residence**  
**8725 Marques Lane, Baton Rouge, LA 70809**  
**August 16, 2023**

**In Attendance**

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

**Call to Order**

The meeting was called to order by Ashley Guy at 6:06 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 7/31/2023)
  - Total Liabilities/Equity = \$29,113.60
- Statement of Revenues & Expenses (Period: 7/1/2023 – 7/31/2023)
  - Net Total = (\$1,833.39)
- Aged Owner Balance Sheet (as of 8/16/2023)
  - Community Total: \$150.00
- The Board authorized the transfer of \$20,000 from the Association's CIT Checking Account to the CIT Money Market Account. Ashley will check and advise the Board of CIT's current money market rate.

**Old Business**

- Center Tree Replacement – Sally (RCI) suggested that we keep the existing tree in the Circle on Elwood Court, because it is already established and questioned whether we are correct in saying that the tree is not centered. Ashley will contact Sally and remind her that the tree RCI planted in the Circle was much smaller than what was paid for and specified in the enhancement plans and will also advise her that the Board confirmed that the tree is not centered. Leila volunteered to take the lead going forward in continuing communication with RCI until an appropriate replacement tree is located.
- Downed tree on Old Hammond Highway - Danrick Construction, the City/Parish, and Baton Rouge Water Company have all denied responsibility for the downed Allee Elm tree. After a brief

discussion, the Board unanimously agreed, in the interest of moving forward, to pay to have the tree replaced. A previous quote by RCI was \$779.69. Ashley will contact RCI for a current quote and will work to have both the Allee Elm on Old Hammond Highway and the replacement tree for the Circle planted at the same time.

- Boxwood Blight – Ashley provided the Board with quotes from RCI to remove and replace the blighted boxwoods located on HOA property with 3-gallon dwarf yaupon holly.
  - Both sides of front entrance - \$3,952.26
  - Four beds in common area - \$3,264.79
  - Ashley will request more detailed quotations on the above proposed work.
  - Ashley is still waiting for a quote from RCI to remove and replace the boxwoods in the mailbox area.

### **New Grounds Maintenance**

- Side Yards and Edging - RCI has assured Ashley that the problem of side yards not being mowed and homeowners' landscaping not being edged has been corrected. Board members responded by advising Ashley that their side yards are still not being mowed. Ashley will report this to RCI.
- Leaning/Stressed Tree on Bonita Lane – Ashley reported that Sally (RCI) said the problem is probably lack of irrigation. Board members who live nearby thought it was more probable that the tree is being overwatered. The tree has a round root ball stake. RCI tried to straighten it. The tree, however, is still leaning.
- Recent Tree Trimming – The trees on Elwood and Marques were very heavily trimmed by RCI in July. The Board agreed that the trees were too young and not well enough established for such heavy pruning. The question was raised as to the wisdom of RCI pruning trees in the middle of the summer heat.
- Damaged Sprinkler Head - A sprinkler head was recently damaged by RCI while edging. The homeowner has moved the sprinkler head back, but requested that RCI be more careful. Ashley reported this to RCI, and they agreed to be more careful in the future.
- Mowing - Ashley received a homeowner's request that his yard not be cut until further notice due to the extreme heat. The Board, once again, confirmed its policy that all front and side yards are to be cut by RCI at the same time, with no exceptions, in order to maintain a uniform appearance in the development. Additionally, it was pointed out that changes are too confusing for the workers. It was noted that there are two properties in the development that currently do not appear to be mowed by RCI. This will be addressed.
- Ornamental Grasses – The muhly grasses in the common area are crowding out the boxwoods. RCI informed Ashley that the grasses were not properly located when originally planted. The Board recommends removal of the ornamental grasses. Additionally, it was suggested that pringle yews be considered for the area either as a replacement for, or in addition to, the proposed yaupon holly.
- Annual Contract – Ashley will obtain grounds maintenance bids for the coming contract year.

## **New Business**

- Storm Drainage Cleanout – A homeowner complaint was received concerning slow drain-off after the storm on August 4<sup>th</sup>. Ashley will work on obtaining a copy of the drainage plan for Overton Walk. Additionally, she will schedule a contractor to inspect all the drains in order to identify any problems and to provide the Board with a cost for drain cleanout for future budgeting purposes.
- Cleaning of Sidewalks – A suggestion was made by a homeowner to power wash the neighborhood sidewalks. Ashley will obtain a bid for consideration by the Board, but did note that the development's Final Plat Map states that the individual lot owners are responsible for maintaining the portion of sidewalk on or adjacent to their property.
- Irrigation System – Ashley will obtain a quote to repair the sprinkler system on the community portion of Lot 10 and also the cost involved in running a water line to the Circle where the roses are located.
- Recent Suspicious Activity - Neighborhood cameras caught an unknown person in a hoodie walking between two houses a little before 3 a.m. on August 12<sup>th</sup>. Residents will be encouraged in the next HOA Newsletter to turn on their porch and side lights whenever possible as a deterrent.
- The next scheduled Overton Walk Board of Directors meeting will be held on Wednesday, November 8<sup>th</sup> at 6 p.m.

## **Meeting Adjourned**

There being no further business, the meeting was adjourned at 7:15 p.m.