

Overton Walk Neighborhood Association Board of Directors Meeting
Murphy Residence
8732 Bonita Lane, Baton Rouge, LA 70809
September 7, 2022

In Attendance

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 5:34 p.m. Copies of the meeting agenda, financials, and job estimates were distributed.

August Financial Report

Ashley Guy presented and reviewed the financials.

- Balance Sheet (as of 8/31/2022)
 - Total Liabilities and Equity = \$21,371.13
- Income Statement (Period: 8/1/2022 – 8/31/2022)
 - Net Income = (\$1,590.96)
- Current Aged Owner Balance (as of 9/07/2022)
 - Community Total: \$450.39
(Note: Permission requested and granted to waive 39¢ in interest charges)

New Business

- Post Enhancement Issues
 - Plastic Removal and Silicon Caulk - Ashley advised the Board that the plastic removal and installation of silicon caulk was scheduled to begin today. It was noted, however, that the work has not yet begun.
 - Trees on Bonita Lane – The dead tree near the corner of Bonita and Buckland Way is to be removed tomorrow. Sally at RCI would like to determine the cause of the tree's death before replacing it. The Board noted that the other newly planted tree on Bonita Lane near Elwood Court is low and the root ball is unstable. Ashley will notify RCI.
 - Kettle Area - RCI is researching the exact cause of the lack of drainage in the kettle area. Ashley was told that the constant rain has interfered with their attempts. After walking to view the kettle, the Board determined that the entire area is too low. The kettle

needs to be lifted and the soil built up and crowned. An on-site meeting to be held before or after work hours (7am or 5pm) will be scheduled with RCI to discuss.

- Leaning Tree in Circle – A decision has not been made on the type of tree to replace the undersized Cathedral Oak in the circle. Ashley will discuss available options (i.e., Cajun Oak, Japanese Maple, Crepe Myrtle) with Sally at RCI. Root structure needs to be verified on each tree considered. It was suggested that we poll the residents via an online survey site, like Survey Monkey, with 2-3 options listing the pros and cons of each proposed tree.
- Mulch Glue – Not many people have heard of it. Another option is to replace the mulch with pine straw. Lacy brought up the idea again of framing the trees and center area with some sort of decorative iron to keep the mulch in place and to add to the aesthetics of the development. Jeff suggested the possibility of using rubberized mats in some of the areas or planting grass.
- Lot 10 – Drainage Issue
Bids were received from Bonfiglio and RCI to remove and replace the concrete walkway. Work to include grading the lawn to promote drainage toward the street. The slope to be determined by shooting a laser before any work commences. Lacy noted that Bonfiglio did not quote the job correctly. They estimated only 50 sq. ft. of concrete. Ashley will contact both companies to request an on-site visit to confirm and clarify the work included in their estimates, ideally sometime next week.
- Stain Cleaning Quotes
Estimates were obtained from Superior Softwash Solutions and LA Softwash. The cause of the stains remains unclear. It was suggested by one of the vendors that the cause could be fertilizer, although RCI said no fertilizer was used in those areas. Another possibility suggested by Sally at RCI is minerals in the new soil. Jared noted that sealing the concrete after cleaning could be problematic and result in differences in appearance between the sealed and unsealed areas. Jeff pointed out that that RCI parks their trucks/trailers in the two areas where the staining has occurred. Ashley will check with RCI on this and report back.
- RCI Quote for Additional Trees
It was decided to remove certain items from the scope of RCI's estimate, including the removal/replacement of the Drake Elm on Lot 9 and the cutout of stamped concrete/installation of a Savannah Holly on Bonita Lane. Ashley will request an itemization of the two remaining items – Savannah Holly on Lot 10 and Allee Elm in front of wall on Old Hammond Highway.
- Downed Allee Elm on Old Hammond Highway
Baton Rouge Water Works closed both the first and second work order. Ashley has since been referred to the Maintenance Department Supervisor to request a reimbursement. She will continue to follow-up. RCI will provide a cost figure to replace the tree.
- Drain Cover Repair
Integrity Mailboxes determined that the damaged drain cover cannot be repaired. The cost of a new one is \$450.00 plus tax and is available for pick up this Friday. The Board unanimously approved the purchase of the new grate.
- RCI - Lawn Maintenance

New manager for Overton Walk - Brian Coco

- Signage

There are supply chain issues with the backer plates. Integrity can install the signs as soon as possible and the backer plates when available. Estimated costs are as follows:

- *No Left Turn* sign to be installed under the speed limit sign on the right, just inside the neighborhood
24x30" One Way (*straight*) with backer plate
Cost: \$237.00 plus tax
Labor: \$35.00 each
- *No Outlet* (on both sides of entrance) to be installed on back side of stop sign and on the street light pole
30" No Outlet with black backer plate
Cost: \$265.00 plus tax each
Labor: included
- *No Parking* Sign to be installed on wall
No Parking (with arrow pointing to right) on 18x24" with hump sign only
Stainless screws will be used to prevent rust/staining
Cost: \$137.00, plus tax
Labor \$35.00 each
- *Low-Profile Keep Left* Sign to be installed at front of median
Small sign (recommended size is 12x18") - \$60 with backer plate
Short post – no charge
Labor & Misc. material - \$45

The board unanimously approved installation of the above signs with the exception of the *Low Profile Keep Left* sign. It was decided to wait until work is completed in the Circle and until the other signs are installed to determine if the low-profile sign is needed. Ashley will confirm with Integrity that the sizes of the signs to be installed are appropriate for the development and that the signs are the same size or smaller than the speed limit sign.

- Striping

Ashley has not yet received a quote from Integrity for the striping due to equipment availability problems.

Meeting Adjourned

There being no further business, the meeting was adjourned at 7:00 p.m.