

Overton Walk Neighborhood Association 2022 Annual Meeting
Yvette Bonanno-Tharp Residence
2114 Elwood Court, Baton Rouge, LA 70809
February 23, 2022
6:00 p.m.

In Attendance

Leila Blumberg
Yvette Bonanno-Tharp
Max/Hollen Brown
Tony/Toni Guercio
Anne Harrison
Jared Harris/Jamie Hipp
Carey/Kathy Mack
Paul/Carol Murphy
Andy Patel
Jeff Patton
Lacy Howe
Michael/Vicki Springer (by proxy)
Mike Hogstrom (by proxy)
Ashley Guy, Magnolia Management Services

Call to Order

The meeting was called to order by Lacy Howe.

Opening Comments

Jeff Patton gave the opening remarks. It was noted that the fire hydrants in the development were recently painted by Baton Rouge Water Works.

Proof of Notice

It was verified by those present that everyone received notice of the meeting.

Approval of the Minutes

Motion by Lacy Howe, seconded by Anne Harrison, to approve the minutes of the Special Meeting held on 12/7/2021 at Anne Harrison's residence. The motion was approved.

Financial Report

Ashley Guy, Magnolia Management Services, reviewed the financial report which included the 2021 Income Statement and the Fiscal Year 2022 Budget - Profit & Loss Format.

- Income Statement (06/01/2021 – 12/31/2021)
 - Assessed Income = \$16,950.00
 - Net Income = \$9,107.05

- Budget for Operations for 2022
 - Approximate CIT Bank Balance = \$12,300
 - Approximate Chase Account Balance = \$46,000
 - Proposed 2022 Budget submitted

New Business

- Lawncare Vendor Change - Jeff Patton and Lacy Howe informed residents of an upcoming lawncare vendor change. The change, from GreenSeasons to RCI, commences April 2022.
 - GreenSeasons has been charging \$726/month, not including mulch or annuals.
 - RCI to charge \$853.51/month, including mulch and annuals 2x/year

- Proposals for Rock Removal/Concrete Installation – Lacy Howe discussed bids received from various contractors (LJP Contractors, Meliora, RCI). The committee’s assessment is that RCI presented the most detailed and best landscaping plan and recommended selecting them to do the work. RCI’s total bid price is \$64,800.00. Lacy briefly explained the landscaping plan submitted by RCI, and volunteered to take the lead in supervising the project. Residents were advised to contact the committee regarding any problems during construction which will be done in phases.

- Assessment - After a brief discussion of the cost of RCI’s proposal and the Association’s financial condition, a motion was made to levy an assessment of \$1,500 per lot. The motion was seconded by Kathy Mack and Anne Harrison and was unanimously passed by those present. Magnolia Management will charge each homeowner’s account the \$1,500 assessment.

- Signage – Jeff Patton presented samples of the type of signage proposed for the development. The signage will include no outlet, one way, no parking, parking along wall, etc. Additionally, he presented an example of a proposed “no parking” flyer which may be placed on improperly parked vehicles as appropriate.

- Election of Board of Directors for 2022 –
 - President – Jared Harris
 - Treasurer – Lacy Howe
 - Secretary – Carol Murphy
 - Member at Large – Jeff Patton
 - Member at Large – Leila Blumberg

General Remarks

It was noted that a Homeowners Directory including owner name, address, phone number, and email address was included in the annual meeting packet.

Meeting Adjourned

There being no further business, the meeting was adjourned.