

The Shadows at Manchac Homeowners Association, Inc
Board of Directors
Minutes of Board Meeting
November 2, 2023

Minutes of the The Shadows at Manchac Homeowners Association, Prairieville, LA, held at the Prairieville Primary School, Prairieville, LA, at 6:30 p.m. on November 2, 2023

I. CALL TO ORDER

Treasurer, Justin Smith called the meeting to order at 6:39 p.m.
Verification of Quorum 53 members/proxy

II. ROLL CALL OF BOARD MEMBERS

Board members were present:
Misty Entremont, President
Justin Smith, Treasurer
Mark Ammons, Secretary
Joey Singleton, Member at Large

III. APPROVAL OF PRIOR MEETING MINUTES

Minutes were disposed. Motion by Linda Vidrinne

IV. BUSINESS Improvements:

APSO officers addressed the Board and Members – Discussed ATV's are not legal on Public/Parish roads.

Golf carts, unless registered and tagged are not legal, but if on them must be licensed and not being driven over 25mph.

Parking on street is not permitted overnight and cannot be in the opposite direction of traffic flow. Emergency vehicles have to be able to pass by.

Residents are to call Sheriffs dept with any concerns, and or if kids are operating not registered/tagged golf carts, dirt bike etc....

Neighborhood has had minimal theft and property damage.

Officers provided Contact information if needed.

Discussed posting signs in common area for damage and unauthorized vehicles

- Helps to have legal ground
- Neighborhood should be mindful of kids in common areas
- **Look into cost of motion light to cover playground area**

Holiday Events-

-Food truck event? Halloween parade? Candy sharing event?

-Yard decorating contest? Post options to vote for and winner on FB page and or Website
(volunteer to do this is needed)

V. CURRENT FINANCIALS

Ashley from Magnolia Management went over financials for the current year.

3 Homeowners have not paid their dues for the 2022 year

Expenses were discussed and variances were discussed with update for year end.

- Mgmt Fees, Legal Fees/cover pending lawsuit, HOA Website, grounds Maintenance, pond maintenance

Communications/ Q&A

Neighborhood Face Book page is for Community use only and announcement of upcoming Events

Can Entergy add light pole in playground area?

Status of Legal Situation- checking with Attorney for update

Address Leash Law with Neighborhood

VI. HOA Board voting

Board of Directors

Misty Entremont

Linda Vidrinne

Rachel Iheanacho

Debra Langlois

Mark Ammons

VII. NEW BUSINESS

Information to be added to the next New Letter:

- Reminder to not park across sidewalk for long periods of time and on street to avoid hazards with cars passing by

VIII. ADJOURNMENT

Mark Ammons, Secretary made a motion to adjourn, motion seconded by Justin Smith
Motion passed and the board meeting was adjourned at 8:15 p.m.

These minutes were approved by the Board of Directors.

Mark Ammons, Secretary

November 10, 2023