

**The Shadows at Manchac Homeowners Association, Inc**  
**Board of Directors**  
**Minutes of Board Meeting**  
**November 18, 2022**

Minutes of the Board of Directors meeting of The Shadows at Manchac Homeowners Association, Prairieville, LA, held at the President's Residence in Prairieville, LA, at 5:30 p.m. on November 18, 2022.

**I. CALL TO ORDER**

President, Misty Entremont called the meeting to order at 5:30 p.m.

**II. ROLL CALL OF BOARD MEMBERS**

Misty Entremont, President  
Steve Martino, Vice President  
Justin Smith, Treasurer  
Mark Ammons, Secretary- not present due to illness  
Joey Thornburg, Member at Large  
Joey Singleton, new board member  
EJ Washington, new board member

**III. APPROVAL OF PRIOR MEETING MINUTES**

No prior meeting minutes to approve at this meeting.

**IV. CURRENT FINANCIALS**

1. Currently we have 6 lot owners that have not paid assessment fees.
2. Current Status of HOA dues for all members and violation fines.
3. Board members discussed lien filing of overdue homeowners assessments along with common violations.
4. Discussed and reviewed budget and bills with new board members.

**V. ORIENTATION AND INTRODUCTION TO THE BOARD FOR NEW BOARD MEMBERS**

1. Briefed new board members of all information and how to handle business on the board
2. Briefed the new board members on lawsuit, management company, communications, ACC request review and process, committees, IT, importance of understanding and knowing governing documents.

**VI. UPCOMING EVENTS AND PROJECTS**

The Easter Event will most likely be canceled due to the drainage project. Letters with Santa and Holiday Yard of the Month will take place in December.  
Board discussed additions to be made to the front soccer field after the drainage project has been repaired and fixed. The board discussed the reimbursement of fixing trenches by a homeowner that volunteered. The board also agreed to fix the sidewalk on the back walking path and possibly have a contractor from the drainage project doing the work. The board discussed installing security cameras and all were not in favor due to the expense. Playground

vandalism and ways to improve and fix were also discussed along with soft washing column in front. Installing an irrigation system was mentioned along with maintenance of the front flower beds. Board was not in agreement to hire a landscaping company to maintain the front flowerbed and recommended seeking volunteers from the landscape committee.

**VII. ITEMS VOTED ON DURING MEETING**

Unanimous vote by the board granting Industrial enterprise tract C1A temporary servitude for the contractor to utilize. The President will send Ron Savoy permission to temporary servitude.

**VIII. NEW BOARD POSITIONS**

President- Misty Entremont and Steve Martino (shadowing)  
Vice President- Steve Martino and Mark Ammons (shadowing)  
Treasurer- Justin Smith and EJ Washington (shadowing)  
Secretary- Joey Thornburg  
At Large- EJ Washington and Joey Singleton

**IX. DRAINAGE PROJECT UPDATE**

Update from Justin Smith-

Project will begin in January and should take 3 months. The bids for the project came back at 150,000 less than the projection. We will update residents of the safety hazard with newsletters and emails.

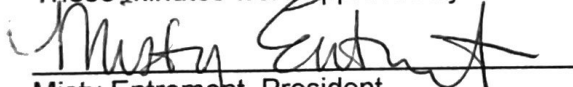
**X. NEXT BOARD MEETING**

TBD by President

**XI. ADJOURNMENT**

Misty Entremont , President made a motion to adjourn, motion seconded by Vice President, Steve Martino.. Motion passed and the board meeting was adjourned at 7:00 p.m.

These minutes were approved by the Board of Directors.



Misty Entremont, President  
Steve Martino, President

11/23/2022  
Date