

The Shadows at Manchac Meeting Minutes
March 25, 2020

New Discussion

- No Soliciting Sign, No parking signs for gravel path and common lot, payment due for assessments signs need to be ordered.
- **Community Activities:** Easter egg hunt cancelled due to corona virus but ninja snowballs will be coming.
- Espresso Geaux will be coming to our neighborhood March 29 10:15-11:30.
- **Semi-annual meeting:** due to meeting limitations because of COVID19, the semi-annual HOA meeting has been replaced with a section in the newsletter titled: Frequently Asked Question or (FAQ). The purpose of FAQ is to inform residents about commonly asked questions and answers. We can also attach an email address to end if there are any further questions.
- **Discussing Adding Rules and Regulations:** for the purpose of bringing clarity to the already established restrictive covenants. The proposed regulations will govern maintenance issues, fines, violations, ACC requests, etc.
- **Parking solution for gravel path to playground:** Direct Amanda to send letter to homeowners in surrounding homes.

Items in Discussion and Pending:

1. **Homeowners Association Dues: We are delinquent and do not have the exact total amount of delinquency.** Roughly 46 homes delinquent
2. **Common Lot** - We are discussing with Alford on making trench and discussing with the parish on possibly installing subsurface drainage if we purchase material.
3. **Street Lights-** Board member has called entergy but hasn't received a reply for brighter light options.
4. **Column-** still obtaining quotes.

Strategic plan/ Improvement project Ideas:

- Benches: installed and painted.
- Concrete: completed and vendor paid
- Electricity at front entrance: **permit pulled and electrician paid- waiting for Entergy to install meter.**

Add to newsletter:

- Names on the second newsletter of all delinquent homeowners.
- Informing the association of costly fees when sending out notices of late payments for assessments and violations. Encourage homeowners to be more vigilant in responding.
- How to make payments online and through the mail.
- Parking on the gravel path.
- Future communication from the board will be through newsletter and not on Facebook due to many non residents on site and to keep professional.

Other: Delinquent fines, try to come up with ways to get payment.