

The Shadows at Manchac Homeowners Association, INC
Board of Directors Meeting
September 17, 2019

Minutes:

The Board meeting was held at 6:00 p.m. on September 17, 2019.

I. CALL TO ORDER

- a. President Chris white called the meeting to order at 6:00 pm

II. ROLL CALL OF OFFICERS

- a. Chris White, Lindsey Olivier, Megan Coco, Anna Tripp and guest, Amanda Betencourt

III. CURRENT FINICAL CONDITION

- a. Anna Tripp reported on the finials.

IV. PENDING ISSUE

- a. Detention Pond

- i. Lindsey and Chris met with the parish officials to discuss the Pond and Emergency Drainage.

- 1. Lindsey will follow up with the parish again in December to ensure our neighborhood remains a priority.
- 2. An order is on file with the parish to correct all issues regarding the pond and drainage along the common area near the front of the neighborhood.

- ii. As stated in previous meetings, verbiage is being determined for signs along the pond to discourage littering.
- iii. The following items are on until the parish has completed all repairs, as the leveling of the land will need to be corrected/ addressed first.

- 1. Additional landscape or improvements will not be added to the common area.
- 2. The broken sidewalk near the pond will not be repaired until the repairs on the pond are complete.
- 3. Bushes along the back of the Common will be added after the maintenance is complete.

- b. Common Area

- i. The dead tree has been removed from the common area.

- c. Lindsey Olivier received written approval to replace the boards around the sewer treatment area. She was also granted approval to either stain or paint the boards. This will be addressed when weather permits.

- i. She is looking in to alternative options such as siding that might be more cost efficient in the long run.

V. ITEMS PASSESED

There were no new items presented at this meeting.

VI. NEW BUSINESS:

- a. Assessments and Payment of Outstanding Balances
 - i. Liens were placed on homes with outstanding dues greater than \$500 which includes unpaid yearly assessments.

VII. COMMUNITY CALENDAR

- a. A date for the annual Halloween block party will be determined this week. The party will be held in the common area this year.

VIII. NEXT MEETING

- a. The next will be the Annual Board Meeting on October 24, 2019 at 6:00 pm. The meeting will be held at the Oak Grove Community Park.

IX. TO THE GOOD OF THE ASSOIATION:

- a. Newsletter is scheduled to be delivered on the 1st of next month.
- b. The Welcome Committee will deliver welcome packets to new neighbors upon notification of their arrival.

Meeting Adjourned



Megan Dianne Coco, Secretary to the Board