



Meeting started at 6:38 Pm by HOA

President Vernon Gibbs

A Total of 34 Homes represented

A total of 55 Homeowners present

Assisted by HOA Treasurer David
Champagne

Vernon Explained to HOA that VP
Michael McIntosh has stepped down, and
the board has implemented Jordan
Nethery as Interim Vice President until

the next HOA election to be held in July of 2018. Vernon mentioned and thanked Jordan for all he has done to help the HOA.

Board Member's Present: Vernon Gibbs, David Champaign, Cheri Mirgoux, Jordan Nethery

Melder Burton was unable to attend the meeting



Agenda

Budget

Ballot Results

Casino

Site Improvements

What it takes to run an HOA

TPSO....

Vernon Gibbs and Jordan Nethery
Held a private meeting with Brent
Stephens to discuss



2018 Budget

2018 Proposed Budget

2018 Actual Budget

2018 Income Received

2018 Expenses

Back Assessments owed by homeowners

2018 Balance Sheet



2018 Proposed Budget

The Haven HOA Project Budget 2018													Annual Home Owner Assessment: \$300.00	
BASED ON The Haven Board Managing the Association														
Based on Lots	93	93	93	93	93	93	93	93	93	93	93	93	93	93
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	
INCOME														
Assessments	\$27,900.00													\$27,900.00
End of Income														
Expenses														
General														
Accounting fees (Tax Prep)	\$ -	\$ -	\$ -	\$ -	\$250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$250.00
Lien Fees	\$ -	\$ -	\$ -	\$ -	\$690.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$690.00
Additional Legal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HOA Administration Fees	\$39.99	\$39.99	\$39.99	\$39.99	\$39.99	\$39.99	\$39.99	\$39.99	\$39.99	\$39.99	\$39.99	\$39.99	\$39.99	\$479.88
Insurance	\$2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$2,000.00
Carry over debt	\$2,820.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$2,820.00
Annual Secretary of State Renewal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$15.00
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$100.00
Committees- Safety-Compliance-Decorating	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00
Postage & Mail														
Invoices	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$133.48
Late Notices (40%/20%)	\$ -	\$53.39	\$26.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$80.09
Intent to Lien letter (10%)	\$ -	\$ -	\$ -	\$13.35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$13.35
Certified Lien Letter (5%)	\$ -	\$ -	\$ -	\$ -	\$352.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$352.50
Reminder Letter (5%)	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$101.52
Mailing expenses	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00
Office Supplies	\$133.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$133.48
Site Improvement														
Common Area Lawn Care	\$773.33	\$773.33	\$773.33	\$850.00	\$773.33	\$773.33	\$773.33	\$850.00	\$773.33	\$773.33	\$773.33	\$850.00	\$773.33	\$9,509.97
**Bruno Management Maintenance Payment	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$2,220.00)
Sign Maintenance	\$ -	\$ -	\$100.00	\$ -	\$ -	\$100.00	\$ -	\$ -	\$100.00	\$ -	\$ -	\$100.00	\$ -	\$400.00
Irrigation Repairs	\$ -	\$ -	\$ -	\$250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$250.00	\$ -	\$ -	\$ -	\$500.00
Walking Trail	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,000.00
Electrical Panel Install (outlets)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$750.00
Equipment Rental	\$1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,500.00
General Maintenance-Park equip.-Pond	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$2,400.00
Utilities														
Electricity	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$2,520.00
**Bruno Management Electricity Payment	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$288.00)
Water	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$360.00
Reserves														
Insurance Deductible	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sign Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fence Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Additional Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
End of Expenses	\$7,516.26	\$1,116.17	\$1,322.96	\$1,402.80	\$2,488.76	\$1,162.78	\$1,196.26	\$1,139.45	\$1,296.26	\$1,312.78	\$1,196.26	\$1,487.93	\$22,288.67	
Net Income	\$20,383.74	\$19,267.57	\$17,944.61	\$16,541.81	\$14,053.05	\$12,890.27	\$11,694.01	\$10,554.56	\$9,258.30	\$7,945.52	\$6,749.26	\$5,261.33	\$5,611.33	

Discussed this was originally proposed by the board in November, 2017.



2018 Expenses

What it cost to run our Homeowners Association Monthly

Lawn Care: \$773.33 Entergy: \$192.65

Quickbooks: \$39.95 Tangi Water: \$30.00

Website: \$15.00 Total of: \$1,050.93

*SOS LA Business Fee's \$15.00

*Web Domain: \$12.00

*Insurance: \$1,849.23

*Yearly Expenses

Answered a Homeowners question about what the Entergy bill consisted of: Being the Lights in the park and the Pond pump in the back

Another homeowner confirmed the pump runs from 8a-8:30p.



2018 Income

81 of 93 Homeowners have paid 2018 Homeowners Assessments

We have collected a total of \$24,300.00

We have \$3,600.00 in outstanding assessments

Vernon said that when every homeowner pays their dues, it will be a total of \$27,900.00



Back Assessments

The Board has worked with 5 out of 9 homeowners who were not current with the HOA.

2 Accounts have been brought current

3 Accounts have been set up on payment plans

The remaining 4 homeowners are currently working with the board to resolve their back dues.

12 Homeowners have not paid their 2018 Assessments



2018 Balance Sheet

Our Remaining Expenses

\$1100.00 - Monthly HOA Expenses x 10 months left in 2018 = \$11,000.00

2019 Insurance, 2019 SOS Fee, and 2019 web domain fee = \$1,877.00

Total of: **\$12,877.00**

Our Remaining Income

Balance as of March 1st = \$17,489.00

Remaining of 2018

Assessments = \$3,600.00

Back Assessment Payment Plan Income = \$1,800.00

Total of: **\$22,889.00**

Total Expenses **\$12,877.00**

Minus Remaining Income of **\$22,889.00**

Total of **\$10,012.00**

This is the total amount we have to spend on Remaining improvements to the neighborhood.

A homeowner mentioned a concern about spending money that was not collected,

Several homeowners chimed in to say they are not...

Cheri mentioned that this was not all going to happen at one time, and that the

HOA is not spending money it doesn't have.



Ballot Results

78 Ballots Issued

15 Homeowners at the time were not current on dues so they did not receive a ballot

We had 43 ballots returned

Making a total of 55% homeowner participation



Measure #1

Donate the 11.5-acre wetland area to Tangipahoa Drainage District. This will allow the parish to build a retention pond to assist with drainage



Yes

No

Undecided

22 or 51%

17 or 40%

4 or 9%

Homeowners had concerns that we were just going to hand over this property to the parish. David confirmed that we wanted to get homeowner interest before we have parish do land study, once they do land study, we would then have a vote to discuss the results of the study to show homeowner that the proposed retention pond would be beneficial. He also stated that we would have our

attorney draw up paperwork guaranteeing the land would not be public access. And that it would be done within a certain time frame.



This is to show the wetlands.



Measure #2

Two fire hydrants to be installed in the neighborhood at a cost of \$1800.00 per hydrant. Monies would be donated to the fire station and the parish would install them



Yes	No	Undecided
26 or 60%	14 or 33%	3 or 7%

We discussed how we would like to have the parish pay for this completely due to paying taxes. Vernon introduced Ben Baham to the homeowners. Ben informed the room that when the Haven was developed that the parish did not have regulations regarding hydrants. He informed everyone the cost and how the process works. He also stated that the fire department is undergoing a study of

the subdivision to determine the best location for maximum coverage. Vernon mentioned that we are also looking to see if the parish would cover the cost 100% due to paying property taxes.



Measure #3

Have the option to pay your assessments quarterly versus yearly. This would be \$75.00 due in January, April, July, October. We will still have the option to pay assessments once a year. Assessments will remain at \$300.00 per year

Yes

No

Undecided

24 or 56%

19 or 44%

0

Vernon informed the homeowner that we need to get notice from any one who wants to be set up for quarterly payments.



Measure #4

Show the names of the residents that owe back assessments in monthly reports on thehaven.info



Yes

No

Undecided

22 or 51%

17 or 40%

4 or 9%

We informed homeowners that we will not be doing this because our attorney recommended we do not do this.



Measure #5

Build a fence around pond area in the back of the subdivision



Yes

No

Undecided

22 or 51%

19 or 44%

2 or 5%

Updated that we are just going to finish the existing fence to Sims Creek, not completely surrounding the pond.



Measure #6

Install 24 x34 pad for basketball court in the park

Yes

No

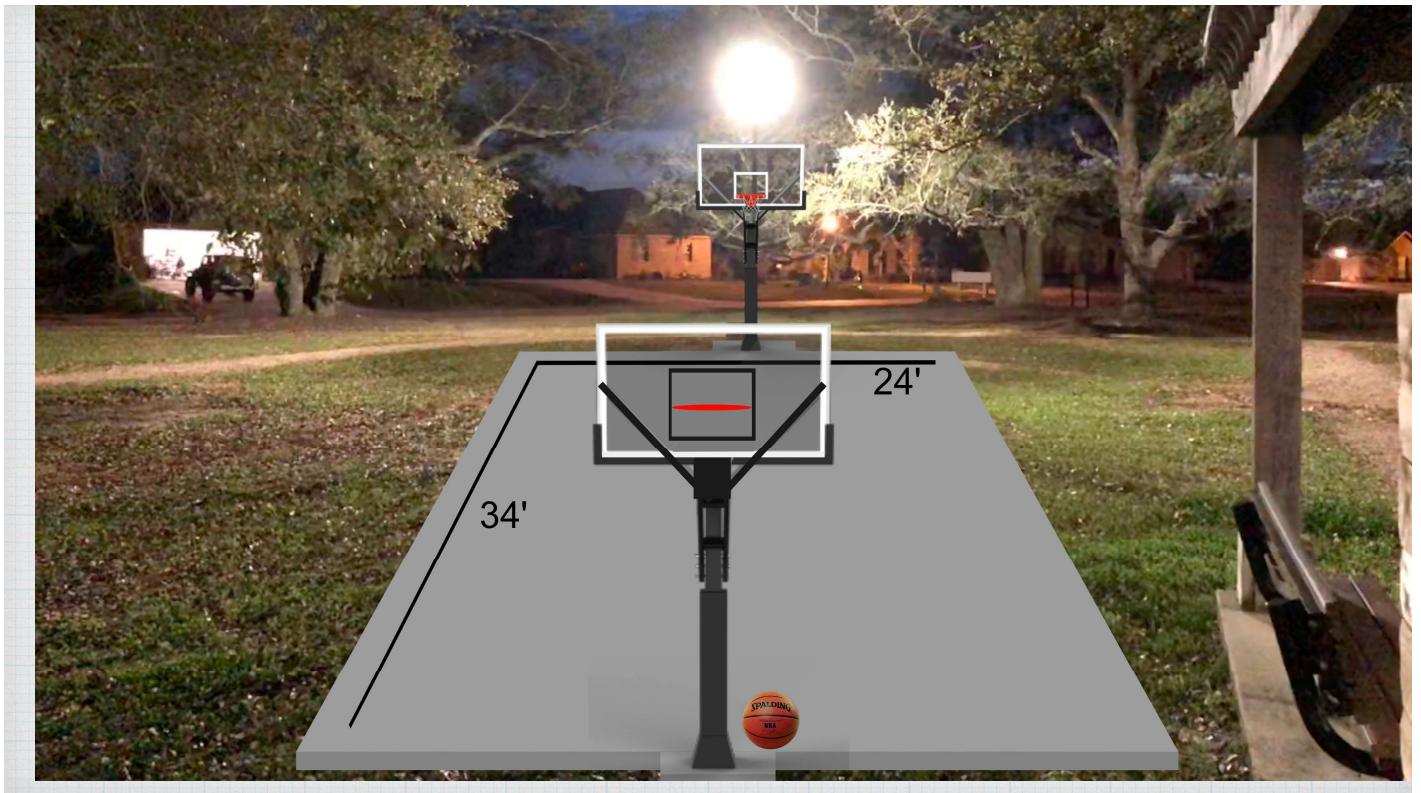
Undecided

26 or 60%

14 or 33%

3 or 7%





A homeowner asked why two goals
David responded with this is just a
rendering, not set in stone yet.

Vernon stated that it was to have
additional area for multiple games,
Also that the pad is not as close to the
pergola as it appears in the picture

Another homeowner recommended

keeping one goal at 7tf and one goal at 10ft.



Measure #7

Install infant and disabled persons swings in park area



Yes

No

Undecided

26 or 60%

14 or 33%

3 or 7%

Informed homeowners that we already have one infant swing and will install shortly, we also are meeting with a game time rep on Tuesday 3/13/18 to discuss our options for additional swings.



Measure #8

Install electronic marquee sign for The Haven communication purposes

REJECTED

Yes

No

Undecided

8 or 19%

32 or 74%

3 or 7%



Measure #9

Overhaul landscaping around the front entrance. Add Landscaping around the park signs



Yes	No	Undecided
23 or 53%	16 or 37%	4 or 10%

Vernon clarified that this was just the entrance not the entire boulevard. Also around the signs in the park.



Measure #10

Do you think the Board is doing a good job for the residents of The Haven Subdivision?

Yes	No	Undecided
38 or 88%	4 or 9%	1 or 3%

David stated that we are committed to counting to have approval ratings improve. Also that we are focused on the 9% no votes, and the 3% undecided and making them to yes votes.

Vernon also stated that we had a homeowner vote Absolutely Not. Another homeowner raised their hand

acknowledging they are the homeowner who
voted that way.



Proposed Casino & Resort



Proposed Casino & Resort



Vernon said that this is the proposed site.

Proposed Casino & Resort

Existing Infrastructure Constraints

Several Subdivisions being built in the Ponchatoula, Robert and Bedico area

Silver Hill – 300 + homes

Cypress Reserve – 600 + homes

The Landings – 150 + homes

The Haven - 93 homes

Total of approximately 1,143 homes



Vernon stated that this was at the time,
but additional subdivisions have been
established since.

Proposed Casino & Resort

Existing Businesses

These existing business have already cause issues with the traffic in our area/
Damage to highway 445 that is never repaired.

Reunion Lake

Jelly Stone

Hidden Oaks Family Camp Grounds

Wall-Mart distribution center

School

Champ Cooper School



Proposed Casino & Resort

Questions about the additional stress on our area: Specifically Traffic

Traffic issues in the Robert/Ponchatoula area

Traffic coming off of I-12 at the Robert exit which feeds the above mention areas is getting to the point of needing infrastructure improvements now several times throughout the day you can wait several minutes to get onto HWY 445 from the interstate. Then once you get onto 445, it is one of the worst roads to drive on due to the damage from the above businesses specifically the Wall-Mart DC, and nothing has been done to fix these issues. What makes us believe this is going to happen now.



Proposed Casino & Resort

Questions from the Haven Homeowners:

The issue with HWY 445 is it is a state own/ maintained road. This is one of the worst roads in the parish. We want HWY 445 fixed, & How will improvements be made to handle the traffic?

Building this is going to change the natural drainage of the Tangipahoa River, How will drainage be addressed?

We want to see renderings of this project.

How will the security of The Haven residents be handled and or guaranteed? The Haven homeowners are asking for our community to be gated. We would like a 24-hour guard at the gates (paid for by the casino), the roads/ infrastructure still be up kept by the parish. (We don't want to lose this benefit because of the assurance of the security by having our community gated)



Vernon stated that presently our subdivision does not need to be gated, however if the casino project is build then we would need to be gated.

Proposed Casino & Resort

How can Champ Cooper school be guaranteed that the school and students will be safe?

Will there be a hotel on site?

Due to the amphitheater will the casino install sound barrier walls to ensure the residents of the Haven subdivision will continue to have the quality of a peaceful and quiet neighborhood. We need to have an ordinance put in place that the surrounding properties cannot have hotels, condos, liquor stores, pawn shops, strip clubs, or any other sort of business built on them that will affect the value of our homes. We have all spent thousands of dollars here and we do not need to suffer because of this project.

We also need to make sure that the required infrastructure improvements don't end up costing us. Like our homeowner's insurance rates increased because of a strain on our existing infrastructure. We need an ordinance assuring that our property taxes will not increase due to the additional cost to the parish because of the infrastructure needing to be revamped (Fire, Police, etc.) Will Fire and police protection be increased?



A couple of homeowners mentioned a survey done by UNO for Tangi Parish regarding the proposed casino. David mentioned that 51% of the people surveyed stated they were for the project, from that pole.

Vernon also stated that the developer of said proposed casino mentioned they would also be interested in putting the

retention pond in, and keeping the land with the HOA.

Another homeowner mentioned getting with the local church congregation's to opposed said casino project.



Site Improvements



The Haven Community Park

As Originally Proposed by D.R.Horton

- Community Park Sign
- Crushed Granite Walking Trail
- Concrete Sidewalks around Play areas
- Lights Surrounding Park
- Swing Sets (Infant & Regular)
- Fenced off AT&T Utility Area
- Beautiful Landscaping around Park
- Play Ground Equipment
- Soccer Goals in Field
- Climbing Rock
- 2 Covered Gazebos with Power
- Pergola
- Picnic Benches, Park Benches
- Waste Containers
- Dog Clean-Up Stations



Explained this is what DR Horton
Promised us.



The Haven Community Park

The Haven HOA

- Add Soccer/Football Goals as Originally Promised
- Add a Flag Pole Donated by David & Billie Kimball
- Add Lights as Originally Promised
Community Vote on May 12, 2017
29 For Installing Lights
1 Against Installing Lights
As of February 27, 2018
45 For Installing Lights
4 Against Installing Lights
- Add a Basketball Pad
Community Vote on Feb. 24, 2018
26 For Installing Pad
14 Against Installing Pad



Explained this is what the HOA has done and wants to do.

A heated debate between Vernon and a Homeowner ensued.

Another homeowner mentioned the speeding vehicle issues.

A conversation about speedbumps

happened. Jordan mentioned that we cannot install them because we do not own the roads.

He mentioned that he is talking with the Parish to see if this is something they would do.

He Also mentioned that each speedbump would cost the HOA 150.00-200.00 per.



What it takes to run an HOA

List of things that must be done to run a Homeowners Association:

This is a Business that involves Volunteers and a lot of time and patience. We don't get paid for what we do.

Create and Set up the following:

Logo, Website, HOA Operating Bank Account, & Accounting software

HOA Operating Budget

Change all utilities to The Haven HOAs Address

Energy/Tangi Water/Insurance/State & Federal Taxes

Make welcome package for all new homeowners that move into the Haven



TPSO

The Haven Neighborhood WATCH



Talked about create a neighborhood watch for the subdivision.



Q & A

A homeowner asked a question about is the HOA going to have a crawfish boil,

Others chimed in to state this is a neighborhood event, not sponsored by the HOA.

Meeting adjourned approximately 8:20.