



Date: 10/18/2018

The Haven Homeowners Meeting Minutes

The meeting was called to order by the board president Vernon Gibbs at 6:34 PM. In attendance was board members, Vernon Gibbs, David Champagne, and Jon DeFigarelli, absent was Melder Burton. Also, in attendance was eleven homeowners and three guests. The guests were John Dardis from the parish Community Planning & Consulting Services, Kazem Alikhani from ECM Consultants, Inc. and Sunina Shrestha ECM consultants, Inc.

Vernon Gibbs reviewed the agenda and introduced the three guests. John Dardis talked about a drainage project for our neighborhood. Mr. Dardis said, "the parish is seeking FEMA money to support the drainage project and wanted as much information about the March and August 2016 flood and how it affected our neighborhood". He also asked for any pictures anyone might have of the flood or even when we get a hard rain. Mr. Dardis also talked about the wet lands and if the study shows that a retention pond on the wet lands would help our drainage, the parish would want to negotiate obtaining the wet lands from the HOA. Mr. Dardis also stated that the parish could not develop the wet lands into a park, but could build a bridge and bike trail, if they did put a retention pond on the wet lands. Mr. Shrestha talked about taking elevation readings of our subdivision and how the water flows; this would be part of the study for the drainage project. Mr. Shrestha also said that the study would have to show a return on investment in order to convince FEMA to appropriate the funds for the drainage project. Abbey Bouysou and Katherine Lagasse talked about how the water in the back does not drain even in a normal rain, and that the culvert at Laurel Oak and Shumard Oak needs cleaned out that it is nonexistent and doesn't do much at all for the drainage.

Vernon Gibbs gave an update on the current budget and that we need approximately \$1,500.00 per month to cover the monthly expenses. Vernon also stated that barring any unforeseen expenses, we would have approximately \$3,515.00 left over at the end of the year. Vernon also stated that the money left at the end of the year would be placed in a dedicated fund for the common areas. David Champagne stated that we are a non-profit organization and can't show a profit at the end of the year but we can put the money in a dedicated fund.

Vernon talked about the ten homeowners that owe back assessments and that the board has placed liens on six properties in our HOA. Vernon stated that the board is following the HOA by-laws collection resolution to collect the outstanding assessments.

Vernon thanked the committees, compliance, safety and decorating for doing a great job for our neighborhood.

Vernon also talked about the ACC form which is the Architectural Control Committee. This form must be filled out for anything you change, or add to the outside of your property, unless it can't be seen from the street. The form can be found on our web site thehaven.info.

Vernon stated that if you have trouble finding the form on the web site, just send an email to thehavenhoa@gmail.com and we will email one to you.

Vernon reviewed the Quarterly Payment Plan Guide Lines; the guide lines can be found on the web site. Vernon also stated the guide lines were adopted by the board according to article 6 in the by-laws. Vernon stated that the board voted on the guide lines at the last board meeting, a motion was made at the board meeting and second by David Champagne to adopted the guide lines.

Vernon reviewed the goals for 2019 which are installing electrical power at the pavilions at the park, installing the basketball pad, installing the fence extension at the pond and replacing some shrubs at the entrance to the subdivision.

Vernon also mentioned the sewerage line going in along LA445 and that our subdivision will be tied into that line. Vernon also stated that when this happens, that the treatment plant in the back will come out and a lift station will be installed.

The questions asked at the end of the meeting were, what can be done at the park to keep it from being used by homeowners that don't pay their assessment, can cameras be installed at the park, can a fence be installed around the park. David also asked about installing cameras at the entrance to the subdivision. The answers to the questions are yes to all of them, but not sure how to keep homeowners that don't pay their assessment form using the park.

The meeting was adjourned at 7:35 PM. The next HOA meeting will be in March, 2019, date, time and location to be determined.

Approved by: _____

Title: _____ Date: _____