HOA Board Meeting

March 27, 2019

In session beginning at 7:30 pm

In Attendance: Vernon Gibbs, Karen Gibbs, Jon de Figarelli, Melder Burton, & Amber Breaux

Insurance Paid on the common areas for the year

Budget discussions:

* General Maintenance charge in March for Fire Ant killer in common areas
* Water double charge in January due to account being hacked and frozen.
  + Still unable to determine source of hack per company investigation and no late fee applied to miss payment.
* Walking Trail: sum carried over from previous year surplus and was applied to walking trail for this year
* Budget currently at $20,446.36 for 2019
  + If all dues paid would be up to $27,900

Properties with Liens and Back Dues

1. Filed Chapter 13 bankruptcy
2. Lien placed
3. Issued 60 day late notice and is currently making payments – no lien applied thus far
4. Lien placed
5. Lien placed
6. Foreclosure – bought by Peavy Real Estate – Peavy paid 2019 dues
7. Home for sale – lien placed – stopped making payments on lien
8. Foreclosure – Bought by Davis Construction/Lagniappe Properties – Prorated dues to $250 (midyear purchase of property)
9. Notified of penalties
10. Owes $260 from 2018 and $300 from 2019. Notified.

Amendment to Collection Policy

* Discussed proposed amendment to allow of forgiveness of interest and late fees under hardship circumstances
  + Homeowner would need to provide documentation of hardship
  + HOA needs to develop form to issue to request forgiveness of fees and interest
* Homeowner must request hardship forgiveness by the 2nd notice of delinquent payment and before the 3rd notice
* Forgiveness of fees applies for 2 years of complete HOA due payment, failure of payment results in full reinstatement of previously accrued late and interest fees.

Cameras at Front Entrance

* 3 Bids thus far
  + Front Point Bid
  + Construction Surveillance Bid
  + IPSC Bid
* Discussed legalities of placing cameras near public spaces
  + Legal when filming public viewed spaces
* Will need to adopt a new resolution for video handling policies if cameras are voted to be installed based on Homeowner’s decisions.

Future Projects

* Board decided to issue ballot for voting on issues and possible future projects
  + Shall be issued by e-mail
  + Notification sent through Facebook
* Timeline for installing cameras dependent on 2019 budget
  + Projects voted for approval last year take precedent before camera installation
* Basketball Pad
  + 20 x 20 pad
  + Need to decide either to contract out job or to install with community effort
* Electricity at Pavilion
  + Budget depending for 2019 installation, will be installed 2020 at latest.

Board Secretary Position

* Amber Breaux appointed as interim Secretary by board

Committees Safety/Compliance/Decoration

* Safety
  + Developed forms to be filled out by safety committee for the entrance, pond, and park
  + Insurance purchased for concrete sign at entrance
* Compliance
  + Satisfied with committee, no new issues or developments thus far
* Decorating
  + Proposed for committee to meet before each holiday to plan décor
  + Proposed new “Welcome to The Haven” sign
    - Notifies current and potential new homeowner’s of dues and the date of the next upcoming HOA meeting.

MOTION TO ADJOURN AT 9:08 PM