Homeowners Meeting October 24, 2019 Approved 10/29/2019

Meeting begins at 7:00 pm Vernon P. Gibbs

Budget Board President

* Current balance: 12,006.69
* Money received: 27,363.00
	+ Includes back assessments we were able to collect so far
* Money paid out: 20,315.00
* Monthly expenses: 1,169.40
	+ Quickbooks + Flywheel (for internet) = $55/month
	+ HPE (paper and ink) = $5.46/month
	+ Lawn care = $829/month
	+ Electricity avg = $239/month
	+ Water = $30/month
* Estimated surplus at years end 6,000.00
	+ Goes into a dedicated fund that must be spent due to our non-profit status

Projects

* Install electricity at pavilions in the park
	+ Need estimate
	+ Plan to do as much own labor as possible to save cost
* Install cameras at park
	+ Need wifi for remote access
* Cameras at front entrance on hold
	+ Cameras at park are taking priority over entrance cameras due to cameras located at the gas station across the street
* Extend the basketball pad
* Freshen up the landscaping in front of the entrance wall
* Fire hydrants for the neighborhood
	+ Neighborhood qualifies for 9 more fire hydrants
	+ Planning to install 1 per year or more if the budget will allow
	+ “What was the plan for which locations will be installed first?”
		- Plan to install in order for most coverage per recommendation of the Fire Department
	+ “Is there a diagram for the recommended locations?”
		- Yes and will post on the website
* Other suggestions for projects
	+ Please e-mail the HOA at thehavenhoa@gmail.com
	+ “What about speed detectors, to limit the amount of speeding in the neighborhood?”
		- Price is very dependent on types but will look into options and determine based on budget
		- Will consider accumulating into the dedicated fund to save overtime and eventually install
	+ “There is a problem with broken concrete from delivery trucks.”
		- The road belongs to the parish and they must perform maintenance and repairs
		- HOA memebers have spoken to parish services about this
		- HOA encourages residents to call Parish Services—the more calls the better
	+ “Are there plans for a second entrance?”
		- None that we are aware of—entirely dependent on surrounding property owners
	+ “What about installing a splash pad?”
		- Need to do further research to determine if existing insurance plan will cover this or if additional coverage will be required
		- “What about signing a waiver?”
			* Not ideal option due to visiting guests
	+ “What about a traffic light at the front entrance?”
		- No plans for this that HOA is aware of, this is a parish responsibility and information would be more available at a Council Meeting
* We need more people to help with committees (safety, decorating, compliance)
	+ Please e-mail thehavenhoa@gmail.com if anyone is interested in joining a committee

Liens on Properties

* 4 outstanding liens
	+ 2 homes with back dues that have not reached over $500 that would warrant placing a lien
* Possible amendment to outstanding liens
* Collected $750.00 on 1 lien
	+ Collected through sale of house—house couldn’t be sold until the lien was paid

Update on assessments owed to HOA

* Attorney on board
	+ Attorney fees are minimal and can be found under “legal fees” in the budget
* Final letter sent from attorney to homeowners that have not paid

General Discussion

* “Any foreclosing houses?”
	+ None at the moment
	+ All former foreclosed homes were either sold or purchased by bank
* “Where is the $6,000 excess going to?”
	+ It will go into a dedicated fund at the end of the year
	+ Not yet allocated to a specific project
	+ Although it must be assigned to a specific project/job it can still be used for emergencies
* “What about the drainage issues?”
	+ E-mails were sent to the drainage government associates and the Governor of Homeland Security wanted more info—will resend email and update ASAP
	+ Culverts that were incorrectly placed will be replaced
	+ Simms Creek is also an issue that is being discussed with drainage associates
* PLEASE CHECK FB FOR UP TO DATE INFO

7:45 MEETING AJOURNED