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](mailto: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](mailto: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