

## **ATPOA ASSOCIATION/ELECTION**

### **Meeting Minutes**

Wednesday, April 22, 2007

#### **Board Members Attending(Time: 4:10pm)**

Dwight Hebert, Janette Anderson, Nikki Loupe

#### **Prayer**

Scott Givens

#### **Welcoming & Open Statement**

##### **Dwight Hebert**

Association is not a new concept. The reason for buying into a subdivision with restrictions protects property values so they will not become overrun with things you do not want. Last home sold was for 120 sq. ft.

In May of 2006, the major complaints were that there was no enforcement of restrictions. This last year, the Board has focused primarily on enforcing the restrictions even with the huge deficit starting off. Since then there have been 10 liens placed on homes for disregarding payment of dues. The liens were filed in Livingston parish and \$231 is the amount each person is assessed. This was not a pleasant thing to do but in order to enforce the restrictions we had to go by the book.

There was much more that the Board wanted to do but there must be a safety cushion. The Board wants more than one fountain and this was tough with out any help from committees or anyone.

In December, Colby moved away and Christi resigned. Thank you Janette and Nikki for agreeing to fill in until the next elections.

#### **Q&A**

##### **Interim Board Members**

**Q** Who appointed Janette and Nikki?

**A** The Board

**Q** Can they do that?

**A** Yes

**Q** Why wasn't anyone notified?

**A** They were notified on the website

Q Why wasn't a letter sent out? Not everyone has the internet.

A A letter should have been sent out, that is a fault of the Board

#### Lawn Upkeep

Q What is being done about lawn upkeep?

A Once the Board has a written complaint, a violation letter is sent, if there is no response, we can have it done and assess the homeowner for the amount billed.

#### Lien for Dues

Q How can we put liens on homes when the Board has been so irregular for the past 6 months?

A The Board has changed but the process has stayed the same

Q Why wasn't a letter sent out about the liens?

A Letters were sent out multiple times to those who did not pay there dues. ***Note: For anyone wanting to verify letters being sent out regarding liens, it is public record and for you to review by request.***

#### Process of Board Member Leaving

Q What is the process of a Board member leaving?

A The President does not have to have the neighborhood approval for member replacement. It is the remaining Board members authority to appoint.

#### Newsletter

Q Communication & newsletters need to be given to homeowners?

A The Board will try to make sure that each homeowner gets the letters by either knocking on the door or putting it in the mailbox (until the Board is told they can't)

## **INTRODUCTION**

### **Danny Harrell (Our District Representative)**

Review: Danny spoke to us about the state that Livingston parish was in 3 years ago. They were scheduled to go broke in 2007. There was no money coming in and the mandated funds were already directed. That is why he decided to run and make sure that changes would take place. He had to rework the finances.

One of the projects that he has worked on is to culvert and widen Dunn Rd. DOTD has done a traffic count to see if putting light is worthy on Lockhart and Dunn, and states that it is not necessary as of 6 months ago.

**Q** Can we get a guard rail on the bridge on Dunn Rd right before AT?

**A** He is working on a possible concrete or guard rail

He mentioned of the new subdivision on Lockhart and Burgess, it will be a very advance area with private and semi-private home sites, daycare, walking track, pool, and an office park area with possible doctors and lawyers coming in.

**Q** What can we do about the speeding in our neighborhood? School bus drivers are the worst.

**A** Call the School Board about the buses and the Sheriff about the rest. If you keep bothering them they will have to send someone to investigate. He is currently looking into some new speed bumps (lighting) that will vibrate and are made of hard plastic.

### **Ditches**

The ditches in subdivisions were never approved before building codes were in place. There are some complaints about the digging of ditches and he is trying to resolve them. If you would like to do a sub surface (culvert) in your front lawn, get a permit. If we get a weir at each exit culvert we could possibly eliminate some of the lake issues.

### **Overlaying Street**

**Q** What can we do about the cars driving on our grass? I live on a corner lot.

**A** Possibly place items there that will dissuade people from driving there. This could become a liability to you though.

The streets in this district are to be completed by September. It has been proposed to widen the streets and cul de sac's to give more room for the buses and large trucks to make these corners. Any questions call Danny's personal parish council # 573-8013.



### **Our District**

Our district is the fastest growing commercial district. With the Bass Pro planning to be ready by November and the mall area by next summer. The Juban Crossing plans will allow 288 million dollars in sales for the parish. Expanding water and sewage for the Ward 2 water district.

Juban Rd and Florida can expect traffic until Florida Blvd. is widened. There is 57 acres on Florida Blvd. by the library will be a commercial development and have 60 local talents and art shown, designed toward bringing more business and jobs. We are trying to keep our tax dollars in our parish.

### **Stray dogs**

Animal shelter is half done but this district can not bring animals to the city of DS shelter. He is working with Clo Fontenot about Livingston Parish being used as a multiple use facility for the strays in New Orleans.

### **May 5<sup>th</sup> Election**

He recommends we not vote to increase our taxes for the schools. In Florida and California all new developments are required to put schools in any neighborhood more than 250 lots. Livingston parish needs to require the same and not charge us for the new schools. Charge an impact fee to new owners that are moving in from another parish. School Board needs to look at other options.

## **INTRODUCTION**

### **Don Beard**

A member of Homeowners Association in his neighborhood and has represented many other Associations. He was referred by Tanya Leblanc and feels that this past year's members made a sincere effort to be consistent.

### **Restrictions**

Don said that restrictions are a burden on your property whether you knew it or not. Our By-Laws that were adopted were very poorly written but had some quirks.

It is important to have a consistent policy in collecting dues. If liens are placed on properties they are easy to clear once dues are collected. If there is still no payment after 3 years, the Board will then have to sue the homeowner and get a judgement.

**Nuisance Animals**

Any homeowner that has problem with neighbor's nuisance (barking, running loose) must write a letter to the Board. Then the Board can go through the process of contacting the homeowner about the violation. If the nuisance continues with no attempt at correcting, then the Board must file an injunction action with the court to have the pets removed. Our By-Laws state that if the problems are not corrected, the Board can remove.

**Special Assessment**

At this time there is \$1100 not paid by nine homeowners. As long as all the dues are not paid funding for the lakes will take a long time.

Don suggested that the Board present a special meeting and vote a special assessment on all homeowner. Then a non-lake lot owner suggested that it be assessed to lake lot owners only. Don was not sure if that was possible and said he would research and get back to us.

**New Board Ballot Votes as follows:**

37 votes out of 88

Dwight Hebert	20	to	Fred Self	16	President
Jerry Thigpen	21	to	Randy McCoy	16	Vice-President
Barbara Long	No other nominee				Secretary
Joel Leblanc	No other nominee				Treasurer
Chasity Caldwell	19	to	Cecil Garaudy	18	Director of Committees

**2007 Association Dues due in August**

**Final Suggestions and Requests**

Subdivision Directory

For Sale signs to be removed from front entrance, too many

Suggestion/complaint cards to be made

Halloween Party

**Closing Prayer**

Scott Givens

**Adjournment (6:30pm)**

Minutes submitted by: Janette Anderson