

ALHA ANNUAL MEETING

FEBRUARY 24, 2011

MINUTES

- Meeting called to order at 7:10PM at St. Timothy's Church.
- A quorum was established to begin meeting.
- Board members in attendance: Ken Ress, Brandt Lorio, James Peterson, Terri Lodge, and Kevin Mumphrey.
- On the motion by Jim Peterson and second by Kevin Mumphrey, the minutes from the February 25, 2010 annual meeting was unanimously approved.
- Current Board Members:
 - Brandt Lorio (President)
 - Terri Lodge (Vice President)
 - Jim Peterson (Treasurer)
 - Kevin Mumphrey (Secretary)
 - Ken Ress
 - Mike Owen
 - Tony Tredente
- Board of Directors Reports
 1. **Street Sign Replacement** – Brandt Lorio gave report on the new street sign replacement. The final bid in the amount of \$14,687.05 was awarded to Jeff Bradley and work should be complete by the end

of March. The old signs will be given out by lottery. Ken Ress will head the lottery distribution of signs.

2. Common Area Beautification/Landscaping – Brandt reported in Tony Tredente’s absence that a survey was emailed to residents to generate interest in volunteering and to submit ideas. Results of survey are pending.

3. **Gas Lights** – Jim Peterson reported on homeowners’ responsibility to keep gas lights lit since the gas lamps are the neighborhoods only source of light during night-time hours. The association will provide posts, glass and mantles.

4. **Mail Box Posts:** Jim reported that there are three posts in reserve at the storage unit if any residents need new posts. Residents are responsible for cost of post.

5. **Architectural Control Request**

- Mike Owen and Harry Rich have volunteered to chair the Architectural Control Committee (ACC) and are seeking volunteers for the committee.
- Brandt reported the culvert at the Spustek Lot (next to Sharon Pauley’s house) which was placed in the ditch by the landowner some years past is plugged with debris and causing a drainage problem. Additionally, this culvert was not installed in accordance with the ALHA covenants. The property owner has been contacted by the Board regarding the drainage problem in hopes of amicably resolving this issue.

6. **Drainage Issues** –Ken Ress reported that he has been working with a concrete contractor to repair a number of culverts throughout the neighborhood.
7. **Lake, Conservancy Issues, and LLC** – Brandt Lorio and Harry Rich will continue with spring/summer sprayings to keep the lake vegetation in check. More treatment chemicals have been ordered for this year. They are currently in possession of two sprayers for treating the ALHA side of the lake. Please feel free to sign up for the Lake Maintenance Committee.
8. **Website** – Kevin Mumphrey reported the covenants, bylaws, ACC request form and Lake LLC conservancy documents have been posted on the ALHA website (www.audubonlake.org) for homeowners' reference. Also, CDs containing this information were delivered to all residents so the "blue book" binders will no longer need to be updated or maintained.
9. **Street Maintenance** – Ken Ress reported that the board received a bid from a contractor to clean out all the neighborhood ditches in the amount of approximately \$70,000. Street repair currently cost approximately \$2,000 a concrete panel (there are about 6 panels in front of each home). Ken also reported that the cracks in the street will need to be re-tarred. Re-tarring was estimated at a cost of approximately \$26,000. As it would be improbable that ALHA could budget any potential serious street repair in the future, the ALHA board met with councilman Marty Gould of district 5 to discuss the procedure, and likelihood that the Parish would accept the donation of the ALHA streets, and ditches.

Tony, Brandt and Jim met attended the meeting with councilman Marty Gould, and listed below are the results of the meeting, and areas of concern:

1. It is probable that the Parish would get the drainage along with the streets because good drainage is crucial for roadway maintenance.
- 2.The streets will have to be in good shape in order for the parish to take the streets. They will not take over streets if major repairs are necessary.
- 3.In the event the Parish takes the streets, ALHA will still maintain control of conservancy, bike paths, and walkways.
- 4.In the event the Parish takes the streets, there will be no requirements on signs, street names, stop signs, etc.
- 5.In the event the Parish takes the streets, there will not be an issue with the front entrance (lighting, entrance sign, and trees), as long as we have no gate at the entrance of the subdivision.
- 6.Covenants will continue beyond the road edge since the covenants refer to lots.
- 7.Once the application process is complete, it will take approximately three months for the ALHA to cede the streets and drainage to the Parish.
- 8.In the event the Parish takes the streets, ALHA residents will have to continue to maintain drainage behind their property.
- 9.There will not be any hidden costs should the Parish take over the streets.
- 10.Parking and RV, boat restrictions would still be controlled by the ALHA restrictive covenants.

11. There would be no additional taxes to be paid by ALHA or homeowners.
12. Chinchuba Lake LLC would maintain its control over the lake and common areas.
13. Street donation will require engineering inspection from both a road and drainage standpoint. Any major repairs or deficiencies must be done by a private contractor funded by ALHA before the parish can take control.
14. All ALHA green space would be placed in a separate LLC prior to street and ditch donation - grass cutting would remain ALHA obligation.
15. Any general maintenance ditch digging usually takes place after a notice/request to the Parish by ALHA.

A letter dated September 8th from the Director of Engineering regarding Audubon Lake roadways has been sent to the ALHA by the request of councilman Marty Gould. In response to same, Ken Ress received a quote from a contractor to re-tar the roads for approximately \$22,000.

The Board has contracted a law firm to determine the documentation necessary and the authority/voting requirements required by the ALHA By-laws to perform the donation of the streets and ditches to the Parish. The Board will present this information to the neighborhood upon receipt.

- **Treasurer's Report** – Jim Peterson gave report on the 2011 budget.
- **Committee Reports**

1. **Welcoming/Flowers** – Lynn Staffier/Terri Lodge
Lynn Staffier reported a new home is currently being built on Lake Vista Drive by Linda and Nick Cusimano; Joseph and Stephanie Kelly moved into 114 Blue Heron Dr.; Tom and Dana Guidroz moved into 201 Lake Vista Drive; Craig and Kristin Kingrea moved into 48 Audubon Lakes Dr.; Ben and Jeanne Lee moved into 304 Lakeshore Drive.
2. **Landscaping/Decorating** – Pam Appe, Mary Mongrue, John Mongrue, Susan Mumphrey, Donna Cuneo (Board Liaisons: Tony Tredente). A landscaping survey was sent to the neighborhood to determine our desires regarding the future appearance of the front entrance and neighborhood landscaping. If you have not already done so, please check your email and complete the survey as soon as possible. The landscaping committee needs volunteers. The landscaping/decorating budget approval for 2011 was tabled until a firm landscape/decorating committee quorum can be established.
3. **Entertainment** – Erin Lorio, Loraine Peterson and Michelle Woodall (Board Liaison: Terri Lodge). The entertainment committee needs volunteers to support our neighborhood events: Spring Fling, Fall Fest and the Christmas Party.
4. **Newsletter** – Lorraine Peterson has been doing a wonderful job with the newsletter and welcomes any input/submissions/volunteers from the neighborhood.
5. **NEED:**

- i. New Landscaping/Decorating Committee volunteers.
- ii. Lake Maintenance Committee volunteers – currently consists of Harry Rich, Brandt Lorio, Jason Appe and Darryl O'Donnell.

- **Nomination and Election of Officers**

Jim Peterson, Terri Lodge, Tony Tredente, Ken Ress, and Mike Owens have all shown interest in continuing as board members. Homeowners Kennen Davis and Robert Contreas have expressed interest in becoming new board members. On the motion of Brandt and second by Jim, the new board members were voted in unanimously.

- **Old Business:** None to report.
- **New Business:** Monica and Robert Contreas spoke about their concerns of a neighbor continuously littering their driveway with packs of cigarettes. A procedure on how to resolve the issue was discussed. On the motion by Jim Peterson and second by Fernell, the motion was unanimously approved to have the board formulate a procedure to confront the resident in question.
- **Sign Fonts:** The homeowners approved the small font size for the new signs.
- **Adjournment of Meeting:** On the motion by Brandt and second by Kevin, the 2011 annual homeowners association meeting was unanimously approved to adjourn meeting at 8:35PM.