

River Oaks Property Owners Special Meeting on Street Dedication
February 27, 2014
River Oaks Clubhouse
7:00pm

These minutes were done with the aid of a recording device.

Kevin Seal stated all proxies needed to be turned in before the meeting as stated in the By Laws.

The meeting was called to order by Jim Rowalt.

Jim Rowalt stated that a quorum present. Donnie Pate was not present at the meeting, but he gave his proxy to Jim Rowalt to vote on matters before the meeting. The proxy was given to Board secretary Laurie Blasini.

Jim Rowalt introduced the Board of Directors Bennie Daigle, John Curren, Kevin Seal, and Laurie Blasini, GNO Property personnel Pat McGee and Attorney Bailey Morse.

Proof of notice for the meeting was a letter mailed to property owners on 2/10/14.

Jim stated the handouts include the agenda, the street dedication ballot, the proxy and the street maintenance history handout. The history included that the Restrictive Covenants which were amended in November 2013 (14th amendment) to provide for possible dedication of the streets to the Parish if approved by the majority of property owners. New signage was installed and is complete. Parish came out in January to see if the streets would be acceptable to them. There are still several things that need to be done before the streets could be accepted into the system which included building two shoulders, improving the street drainage on several streets in Phase 5 and 6, and the installation of two speed limit signs. Approximate cost would be \$10,000.00 and the Association has the funds for these repairs/improvements.

Mr. Bray questioned if the Parish would come back out for an inspection after the two year period following dedication. Jim stated he was not sure but would check with the Parish. John Curren stated that we can probably count on the Parish requiring some repairs after the two year period. Kevin Seal stated that the Parish said we are up to standards required as of today with the exceptions noted earlier. Mr. Bray asked that the Board find out from the Parish if an inspection is necessary after the two year period and have an answer for the property owners.

A property owner questioned if it was possible for the property owners to change their minds about dedication if after two years a major overlay is required. Kevin Seal responded that it is his understanding that the streets have to meet the same standards in 2016 as in 2014.

Bennie Daigle stated that there is no way to know what the Parish will require in 2016. Decision must be made knowing that there is a risk involved.

A property owner questioned the possibility of a road being built connecting River Oaks to the neighborhood behind us. Kevin Seal stated that the Parish has eminent domain and we have no say either way if the streets are dedicated or not. Kevin Seal said the Parish will not put anything in writing for the property owners stating what will be required in the future.

A property owner questioned what would change with dedication. Jim pointed out that if we dedicate we would not be able to install a gate in front of neighborhood and on-street parking would be allowed, but the Board would probably ask for an ordinance against overnight on-street parking.

Michelle Schmidt stated that she doesn't feel the Parish will keep the streets to a standard that we would like as property owners. Our property values will go down and we still could have a special assessment if the streets need repair after two years after dedication.

Kevin Seal said that the Parish is treating us as a new subdivision and has agreed to waive the requirement for a bond if the streets need repair within the two year period.

Ms. Steib questioned the maintenance of the drainage for the subdivision. Jim stated Parish will maintain drainage in the street right of ways. She questioned the status of the drainage issue concerning the servitude in her backyard. Jim stated that there is no ditch and a fence is blocking flow of water so an engineer will come to inspect and make recommendations. This will affect about a half dozen lots. Ms. Steib said she is unhappy with the lack of cooperation from the Board. Kevin Seal pointed out we are in a special meeting concerning street dedication and we should stay on topic and Ms. Steib's concerns can be addressed at the annual meeting.

A property owner questioned how the Board plans to repair or maintain streets if we vote to stay private. Jim stated we would have to have special assessments and we need to continue building a reserve for street work.

Mr. Bray questioned the counting of property owners present and proxies brought in. Kevin Seal stated that all eligible votes will count.

Michaelle Scelfo called for the vote.

Property owners present turned in their ballots to be counted.

Mr. Bray stated that the Board should count every vote (no matter if property owner present at roll call or not) to prevent the Board from being sued. He asked that his suggestion be put on the record.

Meeting adjourned 7:59 pm