

## HISTORY of STREETS – 2007 – 2021 (Updated 7.1.21)

River Oaks subdivision was developed by Northshore Investors with the first homes being built in Phase 1 starting in 1992. There are 6 phases with approximately 3.63 miles of streets which were built out by 1998. The ownership of the streets and common areas were transferred by the developer to the River Oaks Owner's Association in 2003. The developer did not dedicate the streets to the Parish upon their completion and are owned by the Association.

Since 2007, one of the main issues confronting the Association has been the need to maintain and repair the subdivision streets. In March, 2009 at the annual meeting, the Board of Directors proposed a special assessment to borrow the funds to overlay and repair all subdivision streets at one time. The property owners voted against this proposal. Subsequently in August, 2009 at a special meeting, property owners voted to dedicate the streets to St. Tammany Parish (by a vote of 106 to 69). There are 295 lots in the subdivision and each lot owner has one A share to vote. In 2010 the BOD commissioned an engineering study to determine work and cost needed to bring the streets up to Parish standards. The Parish reviewed the study and agreed with the recommended scope of street repair with some additional work to improve drainage, and to replace the existing signage with a Parish standard design.

In the fall of 2011, a special meeting was held for the purpose of voting on a special assessment for work necessary to dedicate the streets. The Association voted in favor of the assessment (93 to 61) which included the estimated cost for the repair and replacement of the signage. The road repair work agreed to by the Parish engineers was conducted during 2012. There were some areas that required additional work above that shown in the original scope, but the added cost was covered in the collected assessment. At the 2013 annual meeting, our attorney advised that the Restrictive Covenants need to be amended to allow street dedication. Article X, Section 4 of the Covenants prohibits the dedication of the streets. We have previously operated under the assumption that the Articles of Incorporation for the Association, which allowed street dedication, was the controlling authority. However, a local court had recently ruled that a subdivision's Restrictive Covenants were the governing authority since they act as a contract between the owner/members, the developer and the Association. As a result of this ruling, it was our attorney's opinion that the Restrictive Covenants need to be amended to allow dedication. Moreover, in accordance with the provisions of the current Restrictive Covenants, our attorney concluded that a higher voting majority of lot owners, (151 votes or 51% of the 295 A shares) is required to approve an acquisition, sale, transfer or dedication of Association (real) property. The 2009 street dedication vote approving dedication (106 for and 69 against) was based on a simple majority of the votes cast at the meeting being in favor of the measure. The 106 votes represented about 36% of the A shares, below the 51% threshold set forth for real property measures in the Restrictive Covenants. This made the August, 2009 vote taken at that special meeting, null and void.

The Restrictive Covenants were amended in November, 2013 (14<sup>th</sup> amendment) to provide for the dedication of the streets if approved by a majority of the River Oaks property owners. Road repairs, those required by the Parish to bring the streets up to Parish standards in 2012, and new signage installations were completed in 2013. A preliminary inspection by the Parish in January, 2014 indicated that several additional areas needed to be addressed to meet their standards. This additional work was delayed pending a vote on street dedication.

At a Special Meeting in February, 2014, property owners voted 71 for dedication with 66 against. Total eligible voters for the election were 275 and the number needed to dedicate is 141 votes in favor of dedication (51% of the eligible voters). The dedication vote failed and the streets remained private.

In January, 2015 Pinnacle Engineering was commissioned to investigate the streets and to provide an estimate to repair and overlay. The total cost was estimated to be \$971,436. A Special Meeting to vote on a special assessment (\$3,520 per lot) for the work was held on February 25, 2016. Property owners voted 94 against and 58 for the assessment. At the Annual Meeting immediately following the Special Meeting, a motion was passed to call a Special Meeting to vote on street dedication within 90 days if the special assessment did not pass. A second motion also passed to call a Special Meeting to vote on a special assessment of \$200 per year dedicated to street repair if the dedication vote did not pass.

On May 26, 2016 a Special Meeting was held to vote on street dedication. It failed to pass. There were 275 eligible voters of which 106 voted for dedication and 72 were against. To pass it would need 51% of the eligible voters or

141 votes for dedication. As a result of this vote failing the Board of Directors will convene a Special Meeting in order to comply with a motion passed at the 2016 annual meeting to vote on a special assessment of \$200 per year per lot dedicated to street maintenance

The Board of Directors convened a Special Meeting on August 25, 2016 to vote on a special assessment of \$200 per year per lot dedicated to street maintenance. The vote on the special assessment of \$200 per year passed at the special meeting held on August 25, 2016. The vote was 69 for and 27 against. A special assessment requires a simple majority of the shares voted at a meeting where a quorum was present. There were 102 ballots cast of which 6 were ineligible because of delinquent accounts. The first \$100 will be collected with the regular assessment due in January 2017.

At the Annual Meeting held on Thursday, February 28, 2019, a special vote on two Traffic and Safety Control Projects was held.

Project #1, the Traffic Control project will consist of narrowing the street driving width to 12 feet which in theory will reduce traffic speed through River Oaks Drive. To improve pedestrian and bike safety, the remaining area of 4 feet from narrowing the street will be a designated as bike and walking lanes. If approved, funding for this project will come from the Street Special Assessment funds. This project was rejected by the homeowners by a vote of 11- Yes and 80 – No.

Project #2, the Safety Control Project planned is to widen River Oaks by 4 feet from the clubhouse to the first stop sign to allow for a bike and walking lane to the pool. This project was rejected by the homeowners by a vote of 24 – Yes and 67- No.

At this annual meeting the majority of those attending asked to board to do a study of where to place more STOP signs and/or speed humps to control speeding on River Oaks Drive. That study is in progress since June of 2019. The board will take the recommendations of the study to install necessary signs or speed humps to control speeding on River Oaks Drive.

This special assessment approved on August 25, 2016, when collected, deposits \$57,000 per year or \$28,500 semi-annually in Reserve for Street Maintenance. As approved at the special meeting on August 25, 2016, the association started collecting street assessments in January 2017. Collections continue semi-annually to date.

The repairs on streets completed/proposed to date are as follows:

- 2017 - April ---- Seal Cracks ----- \$23,090
- 2017 - August -Street Repairs ----- \$22,000
- 2018 - January - December - Street Repairs --- \$10,075
- 2019 – January - December – Street Repairs---\$73,248
- 2020 – January – December – Street Repairs---\$67.923
- 2021 – Proposed:
  - Make repairs on Andorra & Needlepoint
  - Make other minor repairs on other Streets
  - Overlay Andorra & Needlepoint-----\$53,960
- 2022 – Proposed:
  - Make repairs on Carissa
  - Overlay Carissa-----\$69,800

Timing may vary depending on actual estimates. See details on the next page.

## 2019 Repairs

Asphalt Patch Repair Area	No. (Length)	Total Area Sq. Yards	Cost Estimate Repair Material
<b>2019 Repair Area</b>	<b>(Length)</b>	<b>Sq. Yards</b>	<b>\$112</b>
River Oaks Dr - Phase 5 Repairs	300	300.00	\$33,480
Lantana & Bradford Repairs	20	53.33	\$5,952
Identified Other Repairs	70	46.67	\$5,208
Street Repairs Total	480	400.00	\$53,518
Driveway Replacement	70	186.67	\$10,080
Street Repair & D'way Replacement Total			\$63,598
411 & 515 River Oaks Catch Basin			\$5,500
Replace Street Drainpipe along RO Dr			\$4,150
<b>TOTAL - 2019 Repairs</b>		<b>586.67</b>	<b>\$73,248</b>
Mill and Overlay Overlay Streets	No. (Length)	Total Area Sq. Yards	Cost Estimate Cost per Unit
Fill Repair, etc	1,060		\$4,315
River Oaks Dr - Phase 5	1,035	2,760	\$40,986
Lantana Overlay	175	467	\$6,930
Bradford Overlay	270	720	\$10,692
<b>TOTAL - 2020 Overlay</b>	<b>2540</b>	<b>3947</b>	<b>\$62,923</b>
Asphalt Patch Repair Area	No. (Length)	Total Area Sq. Yards	Cost Estimate Repair Material
<b>2020</b>			<b>\$200</b>
Various Repairs - As Needed	22.5	25.00	\$5,000
<b>Total 2020 Repairs</b>			<b>\$5,000</b>
<b>TOTAL 2020 Repairs and Overlay</b>		<b>25</b>	<b>\$67,923</b>

## 2021 Repair and Overlay Plan - - Updated 7/1/20

### 2021 Proposed Repairs

Asphalt Patch Repair Area	No. (Length)	Total Area Sq. Yards	Cost Estimate Repair Material
<b>2021</b>			<b>\$200</b>
Various Repairs - As Needed	22.5	25.00	\$5,000
<b>Total 2021 Repairs</b>		<b>25</b>	<b>\$5,000</b>
2021 Overlay Area	(Length)	Sq. Yards	Cost Estimate
<b>Mill and Overlay Overlay Streets</b>	<b>No. (Length)</b>	<b>Total Area Sq. Yards</b>	<b>Cost Estimate Cost per Unit</b>
Andorra	520	1,387	\$24,960
Needlepoint	500	1,333	\$24,000
<b>TOTAL - 2021 Overlay</b>	<b>1020</b>	<b>2720</b>	<b>\$48,960</b>
<b>TOTAL 2021 Repairs and Overlay</b>			<b>\$53,960</b>
Asphalt Patch Repair Area	No. (Length)	Total Area Sq. Yards	Cost Estimate Repair Material
<b>2022 Repairs</b>			<b>\$200</b>
Various Repairs - As Needed	22.5	25.00	\$5,000
<b>Total 2022 Repairs</b>		<b>25</b>	<b>\$5,000</b>
2022 Overlay	(Length)	Sq. Yards	Cost per Area
Carissa Court - Entire Street	1,350	3,600	\$64,800
<b>TOTAL 2022 Overlay</b>	<b>1,800</b>	<b>3,600</b>	<b>\$64,800</b>
<b>TOTAL 2022 Repairs and Overlay</b>			<b>\$69,800</b>