

River Oaks Annual POA Meeting (re-scheduled)

March 31, 2022

Meeting called to order: Seventeen proxies(17) were handed in prior to the meeting being called to order. Twenty seven (27) lots were represented at the meeting via sign in-sheet (roll call). Proxies plus lot owner attendees represents quorum as per By Laws concerning a re-scheduled meeting.

Introduction: Jim Rowalt was recognized as chairperson for meeting. The Board of Directors (BOD) were introduced as well as GNO representative, D.J. Audibert and Charlotte Boswell as Safewater management.

Notice of Meeting: Letter mailed out to residents by GNO on February 10, 2022 was proof of notice for this re-scheduled meeting.

Handouts: An explanation of the handouts was given. Agenda, 2021 Annual meeting minutes, proof of notice of meeting, 2021 GNO financials, 2022 proposed budget, covenant violations summary, proxy, and a BOD elections ballot.

Reports of Officers:

Financials

Jim reviewed the financials for 2021. The Balance Sheet includes the asset value of four lots the Association acquired from a settlement of a law suit in November for delinquent assessments. He explained the tax lien lots in detail. We will ask the Tax Assessor to include the 4 lots in our Conservancy Area which will exempt them from Parish property taxes. There are 6 other tax lien lots owned by either the Parish(2) corporations (1) or individuals (3) and it is our goal to acquire them either by settlement or donation and incorporate them into the Conservancy Area. With respect to the income statement for 2021, total assessment revenues represent 285 lots (275 developed & 10 vacant lots in the Association). The 10 tax lien lots are not included. 2021 expenses were in line with the budget with the exception of street maintenance which reflects the full depth patches on Needlepoint and Andorra in anticipation of the overlay work in 2022. The I-12 and tennis court fence repairs due to hurricane Ida were delayed due to contractor and material availability, and the repair cost is reflected in the 2022 budget. The tennis court fence repairs should be finished by next week. The reserve account shows the funds available for Capital Expenditures and Street Maintenance at the end of 2021.

2022 Budget

Revenues reflect 277 developed lots and 8 undeveloped lots for 2022. Expenses are based on 2021 costs with several exceptions (ditch maintenance and fence repair). A \$16,892 deficit is forecasted because of the fence repair. The Association property insurance does not cover fences. A suggestion was made to look into insurance, but the increased premiums would probably not pay for itself in the long run. The last fence repair was after Katrina in 2005. Motion to accept budget (Michaele Scelfo) 2nded (Laura Soorenborg). Budget approved

Report of Committees:

Covenants

Ray Alkers is the GNO property manager who manages covenant violations.

Most common violation is trash cans not being stowed properly. Others are parking, grass and weeds, a few maintenance issues, and boat trailers. GNO uses a 3-letter system, 3 letters are mailed before a fine is issued. Christopher Lee reported that he received a letter after his purchase before he even received his first Mortgage payment and it was a pre-existing fence issue left by previous owners. BOD informed everyone the system is not perfect so please contact a board member if ever you have any issues.

Architectural Review Committee

The Architecture Review Committee consists of Patrick Anderson, Jim Rowalt and Warren Schuster. Warren detailed the process used and indicated the Application for Architectural Review is on the River Oaks website (www.riveroaksestates.org). We approved 24 plans this year.

Pool Committee

Tim Wright and Charlotte Boswell explained the expenses this year were \$26,008 for repairs on pool pumps and filters. We had to replace some chairs, the pool deck and furniture will be cleaned and is set to open Easter weekend. There are currently no restrictions on clubhouse use. Residents can find an up to date calendar on the River Oaks website. Lifeguard hours begin Memorial Day weekend. If you rent the clubhouse you will need to have life guards. If you have 20 swimmers or less you do not need additional life guards. Please contact Charlotte so she can make sure nothing else is going on at the clubhouse that can affect these numbers.

Election of Directors:

The BOD directors are elected annually at the POA annual meeting. There can be up to seven BOD members as per the By-Laws. The current BOD members Hunter, Ober, Rowalt, Short, Schuster and Wright are standing for re-election. No one else contacted the nominating committee and there were no nominations from the floor. Jim motioned to vote, Michael Scelfo 2nded, and it was approved by a unanimous vote of the owners and proxies present.

Unfinished business:

Since there was not a 2020 annual meeting there is no unfinished business

New Business:

- Traffic Committee (Blasini, Buccola, Derbins, Scelfo & Vining) furnished an explanation of the data analysis from our 2 radar signs. The data show for March 2022 that Vesper has a 15% speeding rate with over 4.3K vehicles per week. Winterberry is 5% with 6.6K vehicles per week. This is an opportunity for accidents. We should consider either lowering speed limits, or speed bumps. Yvette Benson reported that homeowners constantly run the stop sign at River Oaks and Woodberry. She suggested a speed bump there and made a motion to place a speed bump at the stop sign. The motion was seconded and during the discussion a recommendation was made to amend the motion to also place speed bumps on Vesper and Winterberry. The revised motion was seconded, but the motion was not approved after a vote of members and proxies present. Another motion was made to get the data and costs for movable bumps, rumble bumps, and permanent bumps with 3 options for budgeting to be under \$1500 and a 4th option to do nothing and to be put to vote by all property owners. This motion was seconded passed by a majority.
- Golf carts - a homeowner spoke of his frustrations and concern for unlicensed, and very young drivers driving around unsupervised through the neighborhood. Also, there are reports of motorcycles being driven by children going above speed limits and driving recklessly. Jim advised that there are no covenants regarding these vehicles, but the streets are patrolled by the Saint Tammany Parish Sheriff's Office (STPSO) after the Parish adopted an Ordinance in 2019 allowing them to issue citations. Anyone can call and voice a complaint and the sheriff will come out and ticket unlicensed or reckless drivers.
- Sound wall - Warren advised that Senator McMath, Louisiana received and reviewed the resolution we recorded. There is new funding that we may fit into the sound barrier criteria. DOTD needs to come with decibel meters and redo their original sound study since the traffic has increased dramatically since the study. Going from 4 to 8 lanes will only amplify this. McMath said he will look back into this and it is on his desk.
- Street special assessment - Eric Short suggested we vote on increasing the street special assessment from \$200/ year to \$400/ per year to resurface the streets faster than its current rate of 20 years for all streets. Eric made a motion to increase the special assessment from \$200 to \$400 per year collected semi-annually. Warren seconded the motion. After a discussion a vote was taken, and 23 homeowners present voted "for" and 4 present voted "against". Also counted were 17 Proxies held by attending members. 14 proxies voted "For", and 3 proxies voted "against". This brought a total of 37 "for" and 7 "against" the motion. The motion passed. It was then discussed to have the increase go into effect on next January's assessment to give property owners time to prepare for the increase.

Meeting Adjourned at 8:30 PM