

LIVE OAK LANDING HOMEOWNERS' ASSOCIATION-I, INC.

2023 SPECIAL MEETING MINUTES

MEETING DATE: Tuesday, October 24, 2023

I. CALL TO ORDER & ROLL CALL

The 2023 Special Meeting for Live Oak Landing Homeowners Association was called to order at 6:00 pm. The meeting was held at Riverlands Country Club, 500 Fairway Dr, Laplace, LA. Present board members were Kent Hebert and Kody Vicknair. Also present was the Association Manager, Jennifer Lavigne, from Quality Management Solutions LLC (QMS). The agenda, sign-in sheet, and ballots were available, and 20 members / lot owners were in attendance including the board members.

II. PROPOSED AMENDMENTS

The purpose of this Special Meeting was to vote on Proposed Amendments to the HOA Restrictions. The annual meeting held on August 24, 2023, did not meet quorum, therefore according to the By-Laws a Special Meeting was called for this purpose wherein quorum was not required to vote.

- a. There were 6 proposed amendments to the HOA Restrictions to be voted on. Ballots were provided and each amendment was read aloud and discussed with homeowners who asked questions or asked for clarification. All amendments passed favorably and will be recorded in the public record. The proposed amendments are as follows:
 - i. **3.3 Submission of Final Plans.** The following shall be added to current article: Homeowners shall not have outstanding fines, violations, or liens assessed by Live Oak Landing HOA. Approval of plans will be withheld until the homeowner clears any outstanding balances.
 - ii. **4.01 Parking.** The following shall be added to the current article: No vehicle, recreational vehicle, boat, or trailer may be parked on the street fronting any Lot on a regular basis or for a period extending beyond three (3) consecutive days. All boats, trailer and/or recreational vehicles shall be parked on each Lot behind a fence or in the garage so that they are not visible from the street, the Lakes, or the Park. Vehicles are prohibited from parking on any grass areas including front, side, or back yards. Vehicles are prohibited from parking on any common area or servitude of access, or on the neutral ground of any street. Any unregistered, unauthorized, junked, or illegally parked vehicles of any kind will be towed off the property at the expense of the owner of the vehicle.
 - iii. **Section 5.05 Garages, Driveways, Sidewalks and Other Structures.** The following shall be amended and added to the current article: Upon the completion of construction of the residence, each Lot shall have sufficient off-street parking consisting of (i) a two-car garage or (ii) a two-

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car carport with a one hundred (100 S.F.) square foot storage area and a concrete parking area sufficient to accommodate two automobiles. In addition to the residence, detached buildings will be allowed for private garages, for utility space or storage, for playhouses or for pool side cabanas; provided, however, that the maximum area occupied by such detached buildings shall not exceed ten (10%) percent of the total square footage of the Lot, and provided, further, that any such detached building shall be of the same architectural quality as the main dwelling. If a garage or carport is enclosed, the Lot Owner shall construct a two-car garage or a two-car carport with a storage area to replace the enclosed area, and the enclosed garage or carport area shall be of the same architectural quality as the main dwelling. Except as specifically provided in Section 5.11 and 5.05B "Sheds" hereinafter, no metal buildings nor buildings with metal roofs are permitted. No driveway, sidewalk or pavement shall be located nearer than one and one-half (1.5') feet to any side Lot line within the front and rear setback lines. Driveways, sidewalks and/or pavement may be located no nearer than six (6") inches of the side of the Lot line within the side yard, and drainage runoff from such shall be addressed in such a manner to not negatively impact the adjoining Lot. There shall only be one driveway per Lot, provided that a circular drive shall be considered one (1) 'driveway. All driveways shall have a minimum width of twelve (12') feet and a maximum width of twenty-four (24') feet. Side-facing garages shall be setback eighteen (18') feet from side Lot lines. Garages may face the street. The Architectural Control Committee must approve all plans and specifications for any driveway, garage, or other detached improvements prior to the commencement of construction. All Lots Owners must install a four (4') foot-wide sidewalk, seven (7') feet parallel to the street curbs along all street rights-of-way abutting each Lot.

- iv. **Section 5.05B – Sheds.** Pre-Manufactured, storm-rated sheds/structures, up to 10x12 in size with a maximum of 10' above ground level are allowed provided the following conditions are met and plans are submitted to the ACC for approval prior to installation:
1. Must have soffits – no flush edge roof.
 2. All buildings regardless of size must follow existing Restrictions and City / Parish Restrictions.
 3. The ACC may have additional restrictions which apply to ponds or park facing lots. It is at the discretion of the ACC to request these additional restrictions be met before approving any plans.
 4. The roof must be of the same color and shingle as home.
 5. Must be sufficiently anchored.
 6. Slab is not required; however, the structure cannot be higher than 8" above ground.
 7. All setback requirements must be met.
 8. The structure must be in a fenced yard.

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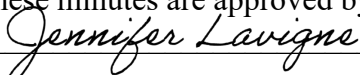
9. Structure is not to exceed 10' height above natural ground.
 10. No metal buildings or metal kit sheds allowed.
 11. Structure is not used for living and no plumbing to the structure will be allowed.
 12. Structure cannot be built on-site but must be brought to site assembled.
- v. **Section 7.03 Notices.** The following shall be added to the current article: Any notice required to be sent to any Lot Owner or other owner of property in the Property under the provisions of these Restrictions shall be deemed to have been properly sent when mailed, postpaid, to the Last known address of such person on the records of the Homeowners Association at the time of such mailing. Any notice or demand is required or permitted hereunder to be given to any Lot Owner or other owner. of property in the Property shall be deemed to have been sufficiently given and served for all purposes (if mailed) three (3) calendar days after being deposited, postage prepaid, in the United States mail, registered or certified mail, or (if delivered by express courier) one (1) Business Day after being delivered to such courier, or (if delivered in person) the same day as delivery, in each case addressed in accordance with the above. Electronic mail shall be an acceptable form of notice, provided the homeowner has provided the email address and indicated in writing that they prefer as such.
- vi. **7.07 Voting Rights of Members.** The following shall be added to the Restrictions: Members with a lien for outstanding assessments or fines by Live Oak Landing HOA are prohibited from voting until said accounts are in good standing and current with Assessments and/or fines and all lien(s) have been cancelled.

III. REMINDERS

- a. Please contact Quality Management Solutions with HOA questions or concerns at jennifer@qms-la.com or (225) 348-1683.
- b. Take advantage of online bill pay for your dues, current account information, and work orders at www.qms-la.com
- c. Join the Facebook group. This is a great way of communicating with Management Company and HOA Board members.

The board meeting adjourned at 6:25pm.

These minutes are approved by the Board of Directors.


x _____
November 1, 2023

Date Approved

LIVE OAK LANDING HOMEOWNERS' ASSOCIATION-I, INC.

Prepared by: Quality Management Solutions LLC