

LIVE OAK LANDING HOMEOWNERS' ASSOCIATION-I, INC.

2023 ANNUAL MEETING MINUTES

MEETING DATE: Thursday, August 24, 2023

I. CALL TO ORDER & ROLL CALL

The 2023 Annual 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 Kody Vicknair and Kent Hebert. Also present was the Association Manager, Jennifer Lavigne, from Quality Management Solutions LLC (QMS). The agenda and a sign-in sheet were available, and 13 individuals were in attendance including the board members.

II. FINANCIAL REPORT

- a. Copies of the 2023 Year-to-Date through July 2023 Balance Sheet and Income Statement were attached to the agenda. The financials are posted online and if you have any questions, please contact QMS and we are happy to discuss.
- b. The budget shows dues billed each year, however, keep in mind, all dues billed are not received. Live Oak HOA has a large past due balance of assessments (152 accounts at the date of this meeting) – so much so that there is a shortfall at the end of the year's budget. QMS has a process for collecting delinquent dues; should their efforts be unsuccessful; accounts are turned over to a third-party collections company in an attempt to recover funds.
- c. Expense costs have increased. Electric cost has gone up as well as landscaping (more added to scope of work for new vendor). Pond/lake pumps are aging and will need maintenance in the future.
- d. 2024 Budget was provided at the meeting. Dues increased to \$110 per lot, per quarter in 2024. This allows the HOA to meet all expenses for the year with some reserve, provided no unexpected expenses occur. Reserves accumulated over time should make special projects possible as well as establish funds in the event of unforeseen emergencies. The reserve fund took a hit from Hurricane Ida.

III. MAINTENANCE REPORT

- a. The HOA hired a new landscape contractor which we are happy with so far. The mulch and flower beds have been refreshed. There are other landscape improvements on the wish list as budget allows. To keep costs down, Board Members have done some work themselves as well – repairing irrigation at front entry, repairing grates, and concrete work on the road at the entry.
- b. Wish list items include replacement of oak trees, filling and leveling of holes

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IV. BOARD OF DIRECTORS ELECTION

- a. Current Board of Directors terms end August 31, 2023.
- b. Current Board Members, Kent Hebert and Kody Vicknair will run again to remain serving on the Board.
- c. Minimum number of Board members is 3 per By-Laws. The more input from homeowners, the better. No nominations were received prior to the meeting. Nominees were requested.
- d. The following homeowners graciously volunteered to join the Board: Larry Barber, Chris Potter, and Chesson Clement. Therefore, the Board Members for Sept 1, 2023 – August 31, 2024, term is:
 - i. Kent Hebert
 - ii. Kody Vicknair
 - iii. Larry Barber
 - iv. Chris Potter
 - v. Chesson Clement
- e. Newly elected Board Members confirmed by acclamation of current members present. There were neither nay votes nor abstentions, therefore by default, Board Members elected by 13 yea votes.

V. PROPOSED AMENDMENTS

- a. There are 6 proposed amendments to the HOA Restrictions hopeful to be voted on, however, quorum (25% or 38 lots present) was not met therefore, a vote could not take place at the meeting. A Special Meeting of the Association will be held to vote on the Amendments, wherein quorum is not required to pass, per the By-Laws. The Amendments were read aloud and available for those present. Questions were addressed and discussed. Notice of the special meeting will be announced at a later date.

VI. NEW BUSINESS

- a. Inspections & Violations. Inspections and relative violations can appear to take time to make a notable difference, but improvements will be visible with a little time. Jennifer explained the process for inspections made by QMS: 1) Friendly Reminder, 30 days; 2) 1st Notice of Violation, 30 days; 3) 2nd Notice of Violation, 15 days 4) 3rd Notice of Violation Lien. The most significant items in violation are landscaping and mailboxes. There are a handful of homeowners with extenuating circumstances (some from Hurricane Ida) which QMS and the Board try to work with, within reason. Open communication and cooperation to achieve a neat home appearance is the goal.

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VII. **NEXT MEETING DATE**
TBD

VIII. **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 7:13 pm.
These minutes are approved by the Board of Directors.

x

Date Approved

Prepared by: Quality Management Solutions LLC