

Tennyson Oaks HOA Board Meeting

April 23, 2024

6212 Tennyson Oaks Lane

The meeting was called to order by the President, Lee Baxter at 6:08 pm. A prayer was led by Mr. Baxter.

Members in Attendance

Lee Baxter, Charlie Baker, Sue Younes, Betsy Mayes, Jason Waring, Steve Edwards, Andrea Adams, Billy Gothreaux and Roxane Barnes.

Minutes of the Previous Meeting (Posted on Tennysonoaks.org)

Charlie Baker moved to approve the minutes from the previous meeting in November 2023. Jason Waring seconded. Motion carried.

Financials

Betsy Mayes reported that she is now able to pull up statements on the HOA's Red River account. 2024 Dues income was \$52,250. (Forty-two lots are still unpaid). Accounts receivable is about \$11,000. The total expenses for the first quarter were \$6,600. The net income through the first quarter is \$45,654. The HOA's bank balance is \$157,200.

Compliance

Jason Waring presented a sample post card that could be printed to give to homeowners to make them aware of violations of the subdivision restrictions.

Sue Younes reported that she talked with Mr. Mathews about the upkeep of his lawn as well as back dues owed. He said he was unhappy with the HOA Board and feels like he should be able to have his property used as an Airbnb.

Mr. Baxter reported he had received complaints regarding the following two residents and asked Mr. Waring to make contact with them:

Ben Lawrence, 1605 Emberly Oaks – Neighbor complained about barking dogs and visible trailers.

Richard Tanner, 1513 Emberly Oaks – Ski Boat, Backhoe and trailer parked in driveway.

Mr. Baxter stated that the Board has the authority to fine residents that don't adhere to restrictions.

A lengthy discussion ensued regarding steps to take when a resident is out of compliance.

Suggestions were:

1st step would be to send a notification, if no response,

2nd step would be to send to Attorney to assess a fine. (Lee will research the records for the fine dollar amount previously discussed).

Old Business

Subdivision Restrictions

An abbreviated copy of the subdivision restrictions was sent to each homeowner in the annual dues invoices.

Curbing

Curbing work continues in the subdivision. In addition, the city replaced a portion of one of the streets as well as sidewalks. Continued work depends on the amount of money the city has remaining.

Electrical Repair

Repairs have been done along the bridge at the entrance of subdivision.

Irrigation

All known issues have been addressed and repaired. Irrigation continues to be an issue and will continue to assess it. The biggest problem was with Landmark Island, one line was broken and has now been repaired.

Landscaping

Kelly Landscaping was awarded the contract for upkeep of subdivision grounds through February 2025.

Legal Recorder

Mr. Baxter has access to the Rapides Legal Recorder to keep up with property sales within the subdivision.

New Business

HOA Annual Dues

42 homeowners have not paid 2024 annual HOA dues. The following three homeowners are two plus years delinquent: Clint Bordelon \$500; Mr. Mathews \$500; Mr. Guillory \$951.

Yellow striping was suggested at the last general meeting for the lane leaving out of the subdivision. Some feel it would be a safer option so that it would deter two cars from exiting out of the subdivision at the same time. Mr. Baxter will check with the city to see if that is something they can provide.

Directory Website

Betsy Mayes created a google doc form that homeowners can voluntarily fill out if they want their name, address, etc., posted on the Tennyson Oaks website under a Homeowner's Directory. A form was sent to a few Board Members to test the process. Newsletters or mailouts, i.e., new compliance procedures, could be sent to homeowners' as well.

Bedding the 4 Roundabouts

It was suggested at the last general meeting that we put bedding at the 4 roundabouts within the subdivision. Unfortunately, they don't have irrigation at the 4 locations, so it was decided not to bed the roundabouts.

Fence Repair at Subdivision Entrance

Mr. Baxter and Mr. Edwards will repair broken fence boards along the entrance of subdivision.

It was suggested that in an effort to beautify the entrance area, the Board look at replacing the wood fence with a nicer-looking fence. Lee stated the existing fence was owned by the adjacent Landmark resident. Mr. Baxter will talk to the owner about possibly adding bedding landscape along fence line.

Bayou Control

Mr. Baxter was contacted that the Bayou at the entrance of the subdivision will be sprayed for control.

The Christmas lights around the trees at the entrance need to be removed. Mr. Baxter will check and if need be, inform Steve Semones to remove them.

Declaration

Lee Baxter, HOA President presented a letter of resignation to the Board effective July 1, 2024, or sooner. (Letter Attached)

The meeting ended at 7:25 pm.

Post Meeting addition:

Lee Baxter texted board members a question about the addition of streetlights within the subdivision.

The last we installed ran approx. 4K each. Maybe as many as six. Would need suggested address locations and acceptance from that resident.

Received nine (9) responses back for approval to move forward with the process.