

Burgundy Oakes Annual Association Meeting Minutes from April 7, 2026

Call to order: 6:08 pm by the President and seconded by the Treasurer

Current Board Members Les Brown, President, Judith Arseneaux, Treasurer, and Patricia Brown, Secretary. The Vice-President, Mandal Adams resigned during the year.

The President opened the meeting with thanking everyone for their contributions and investments into our community and want to discuss the past year and discuss important updates and the look ahead.

The financial report was presented by Judith Arseneaux. Every resident received a copy of the budget that included the budget of \$44,950 for 2025 and the actual expenses of \$33,981 for 2025. The HOA's actual expenses was under budget by a little over \$10,000 for 2025. The budget that is set for 2026 is \$44,350.

There is total cash on hand of a little over \$90,235.98 with accounts receivable at about \$3,528.45, so leaving a realized cash balance of \$86,707.53. A resident asked about the subscription services. Going forward, there will be three attempts with letters to residents that are late paying dues.

The report on improvements and priorities from 2025 were discussed by Les, which focused mainly on streets and drainage and security. Those include:

1. A survey of the streets was completed to verify how the streets were constructed and if they were constructed up to the city code. This survey has now been turned over to the HOA attorney to see how to proceed with the City and Parish.
2. Installed upgraded new cameras that are now in 4K which show clear pictures.
3. Replaced the entry gate board which had to be replaced to keep the gate from malfunctioning.

Resident questioned the gate malfunctioning all the time. Reported that the board being replaced should fix the issues.

The President discussed the perimeter fence painting project that had originally been approved in the November 23rd board meeting. He addressed his concerns with power washing after he did further research and rescinded his vote in moving forward with power washing. Les submitted a formal letter to the board documenting his position, which is on record. His intent was not to halt the progress, but to ensure that any decision made would be fully informed, financially prudent, and in the best interest of the association as a whole. Les deferred the matter to the incoming President and board for further evaluation and determination.

Other concerns and reminders:

Speed limit is 15 miles per hour and homeowner's need to be mindful of the speeding and adhere to the speed limit. Residents have requested that the stop signs be replaced because they are fading. Resident made motion to purchase new stop signs and board seconded. Judith

explained that one of the board members will receive this project and move forward with the research and recommendation to the board with the most cost-effective vendor.

Cars being parked on your property that are not registered. If the car is inoperable, it should be parked in your garage, unseen. Resident asked how do the board know that a car is storage. If a car is unregistered and not insured or inoperable, it is deemed storage. If you have several cars, and you move them, they have tags, they are not stored. If you have vehicles behind your privacy fence, you are in compliance, however if they are seen from the street and inoperable you are subject to fines and liens if found in violation.

Noise and parking on both sides of the street during gatherings. Residents are reminded that they are responsible for their guest and how they park on the streets. Excessive loud music that disturbs your neighbors after 10 pm is in violation of the covenant. It is important that streets remain clear enough to all safe and timely access for emergency vehicles in case of an emergency.

If you have family members that come to the neighborhood to fish, the homeowner should be with them. We have had on several occasions where people just come into the neighborhood to fish and were advised that it's for community use only. If we allow random people into the neighborhood to fish, you are opening up allowing people that are not only fishing but have nefarious intentions of breaking into homes. We want to ensure that our community stay safe as possible.

Lawn clippings and leave are not to be blown into the street which causes drainage issues. Also, there is a city ordinance related to blowing leaves and leaves back into your lawn. Resident asked about leaves being blown into their yard and they have no trees. It's an annoyance to your neighbors. Charlie White advised that the city had a story about the clippings which is an annoyance and is a violation based on the city ordinance.

Ms. Ginger Horn asked about the tree up front that was planted in Alvin Horn's remembrance. Ms. Judith stated that the ground just doesn't support the growth of trees. Someone asked if any other common area would suffice to grow the tree and all of the soil in this area will not grow any trees.

Resident want to address old business on the painting on the fence project. There was a motion to move forward with putting liens on all property's that have not replaced their fence. It was seconded and the liens will be placed. There can be fines associated with the lien.

A resident asked about the brush in the back on Greentree where the cyclone fence with weeds growing through the fence. Motion made by resident to work on getting the brush cleaned up by the Board and it was seconded by homeowner. The board will work with current lawn service or get bids and choose vendor to get this cleaned up.

Someone suggested that we keep the gate closed to slow down the traffic. However, there will be stress to the gate, because it will be working ten times as hard. We will keep it open from 7:30 am to 7:30 pm.

New Business:

Upgrade Sprinkler system as it is antiquated.

Continue to work on Streets and drainage issue.

A vote was taken on new board members which three open one-term positions and the position of Treasurer is open. The secretary and homeowner, Carolyn Vital counted the ballots.

Elected three new board members, Charlie White, Judith Arsenaux, and Dexter Anderson. Tiffany Rogers and Corcitra Burkhalter were chosen as alternatives. Ms. Judith Arseneaux has served her four-year term as Treasurer; however, the board extended her position for one more year. There needs to be active recruiting for a Treasurer this year so that Judith can assist with training that person. Les Brown and Patricia Brown will continue to be on the board.

Meeting adjourned at about 7:20 p.m.

After meeting adjourned, the new board met and chose the following offices:

Charlie White – President

Les Brown – Vice President

Judith Arsenaux – Treasurer

Corcitra Burkhalter - Secretary

Dexter Anderson, Patricia Brown, and Tiffany Rogers are Members-At-Large