



COW POA Board of Directors Meeting

Meeting Type: Regular Meeting

Location: Allco Construction Office

Date: June 15, 2022

Time: 6:00 p.m.

Minutes Prepared by: Michelle Guidry, POA Manager

Meeting Minutes

I. Call to Order

President Dennis Wright called the meeting to order at 6:01 p.m.

II. Meeting Attendees

Dennis Wright	President
Don Couvillon	Vice President
Matt Gilby	Secretary/Treasurer
Ashley Willis	Director
Donna Blanchette	ACC Representative
Lance Fox	Legal Counsel
Michelle Guidry	POA Manager

A quorum was established.

Property Owners – None in attendance.

III. Minutes Approval

The minutes from the May 18, 2022 Board meeting were approved on a motion by Don Couvillon. Matt Gilby 2nd the motion. Motion carried; all were in favor.

IV. Financial Report

Matt Gilby reported on the following (copies provided):

1. Balance Sheet Previous Year Comparison
2. Profit & Loss Budget Performance
3. A/R Aging Summary

Following review and discussion, the financial reports were approved on a motion by Don Couvillon. Ashley Willis 2nd the motion. Motion carried; all were in favor.

VI. Management Report

Michelle Guidry reported on the following:

1. **Website Enhancements** – A La Carte Solutions recommended a YouTube channel be created to host

the aerial footage video that showcases the neighborhood. Following discussion, Board unanimously agreed. Management will create channel and contact A La Carte Solutions to upload the video to the website.

VII. Maintenance Report

Don Couvillon reported on the following:

1. **Entergy Street Lights** – Ongoing issue. Parts are still on backorder with Entergy.
2. **Street Repairs/Patchwork** – Kriston Construction Company has completed the patch in the front area with asphalt and will be providing a quote to repair West Service Loop.
3. **Site Grading/Leveling** – Roy Beard Construction is scheduled to begin construction on the Community Greenspace project within the next (2) weeks, weather permitting. Board discussion regarding a gazebo addition to the Community Greenspace to provide a shaded area for the residents utilize. Following discussion, Don Couvillon offered to provide a design sketch uniformed to resemble Summer Place.

VIII. Architectural Control Committee Report

Don Couvillon reported on the following:

1. **Homes Under Construction** – There are (11) homes under construction, with (3) additional home starts planned for 2022.
2. **Lots for Sale** – There are (2) lots currently for sale, of which, belong to the Declarant.

X. Discussion Items

4th of July Parade – Event is confirmed to take place on July 3, 2022, at 5:00 p.m. The Beaumont Fire Department and Beaumont Police (off-duty officer) have been reserved to participate in the event. Complimentary food, beverages, music, and prizes will be provided. Management will send property owners details via email and through Facebook group page to submit their RSVP's.

XI. Other Business

Board discussion regarding the condition of the ponds. Following discussion, an allotment of up to \$3,500.00 to have Pond Doctor remove the silt and rebank the ponds was approved on a motion by Matt Gilby. Don Couvillon 2nd the motion. Motion carried; all were in favor.

Board discussion regarding promotion for the open positions on the Board. Following discussion, Board unanimously agreed to coordinate a meeting with Tom Harrison to discuss Declarant/Board transition process. Board will inform Management when to begin promotion.

XII. Adjournment

Don Couvillon moved to adjourn the meeting at 6:56 p.m.
Ashley Willis 2nd the motion. Motion carried, all in favor and the
Board meeting was adjourned.

Next meeting is planned July 20, 2022.