



Property Owners Association Meeting

Meeting Type: Annual Meeting

Location: Holiday Inn on Walden Road

Date: Wednesday, September 20, 2023

Time: 6:00 p.m.

Meeting Minutes

I. Call to Order and Opening Comments -

President Dennis Wright called the meeting to order at 6:00 pm. He gave updates on roads, walking path and replacement of gate system. Went over replacement of former management company which closed for business with Lawrence Blackburn Meek & Maxey CPA firm. FMV of the neighborhood continues to grow and are not increasing annual assessments at this time.

II. Election of New Board Members

Announced the election results for new board members to be Phillip Smith and Bob Thewman. Also announced that long term board member Don Couvillon was stepping down but maintaining a roll on the ACC committee.

III. Financial Report

Matt Gilby went over financial reports (see accompanying presentation).

IV. Management and Maintenance Reports

Bill Callahan discussed maintenance items including streetlights which are owned by Entergy and we notify them when out. Need to protect the gates to reduce repair expenses and during power outages the gates default to open. Addressed pond management.

V. Architectural Control Committee Report

Homes Occupied or Under Construction – 110

Lots – 37 privately owned lots (4 for sale) and 2 lots for sale belonging to Crescent Walden LLC.

VI. Discussion Items

1. **Streets** – Need for assessment and scheduling of repairs in stages
2. **Storage of Lawn Equipment** – location of lawn equipment infringing on neighbor's property, need to find better location and possibly build storage facility. Has issue of people sitting on equipment unrelated to Raven and flying drone and hovering over their property.
3. **Post Office Parking** – Request to have parking upfront. Dennis addressed that will look at when having street repairs. Also maybe seeing if developer will add when Phase III starts and will need to expand post office building. Not sure when Phase III will begin, could be 2 to 5 years.
4. **Fountains** – Discussion regarding installation of water fountains in the front pond and items needed such as pump and wiring. Will check into various types and costs.
5. **Halloween Event** – To be held on Saturday, October 28th starting at 6 pm with pizza and costume contests.

VII. Other Business - Next meeting will be on October 18, 2023.

VIII. Adjournment

Meeting was adjourned at 7:12 pm.