

WOODLAND RIDGE ASSOCIATION

ANNUAL MEETING MINUTES

June 12, 2018

Welcome

Tracey Kelleher, President, welcomed members of the Woodland Ridge Association to the meeting on behalf of the Board of Directors. Turnout for the meeting was impressive and members provided their contact information on sign-in sheets at tables in the regular meeting room. Refreshments were served with Kelli Pennington and Alicia Quebedeaux providing delicious brownies and cookies for the meeting along with bottled water. Garden View Assisted Living Center provided lemon bars and water. Caroline Lagneaux prepared an excellent Power Point presentation for the Meeting.

Meeting Agenda

Tracey Kelleher reviewed the Meeting Agenda:

- Board Member Introductions
- Association Purpose
- Year in Review – Accomplishments
- Property Values
- Architectural Committee
- Possible Future Projects
- Security Officers
- Budget Review
- Metro Councilman
- Voting
- Questions
- Adjourn

Board Member Introductions

All Board Members introduced themselves to the group by giving their names, board positions, how long they have lived in Woodland Ridge and telling something about themselves. The Board has talented and hard-working members who are making a difference for Woodland Ridge.

Association Purpose

Tracey Kelleher discussed the purpose of the Woodland Ridge Association:

- To unite property owners
- To gather, receive and distribute information
- To enforce covenants and restrictions
- To collect dues from each property owner for maintenance, beautification, security and safety, and other mutually beneficial uses
- To assist in any matters pertaining to the welfare and advancement of the community

Year in Review- Accomplishments:

Tracey Kelleher discussed the Board's accomplishments during the past fiscal year:

Beautification

- The Holiday Light Contest is back with a \$25 gift card for each of the three winners.
- The Yard of the Month Contest is back and WRA's original sign has been refurbished.
- The front entrance has been redesigned with new larger letters, fresh professional landscaping, and the removal of dead trees and bushes. The lighting has been repositioned to highlight the letters and new lighting was installed to shine on the back of the wall. The water valve, used to water the plants, was repaired.
- The first annual Spring Spruce Up Event was held in April. Board Members and Episcopal students helped residents clean up their yards. Board Members delivered 120 bales of pine straw to residents and gave bottled water and snacks to residents working in their yards.

Communications

- The Newsletter is back to keep residents informed.
- The Neighborhood Logo was redesigned by Caroline Lagneaux and will be used on all official Woodland Ridge materials.
- The WRA Website was redesigned by Caroline Lagneaux. It is now mobile friendly and accepts credit card payments thanks to Adam Lagneaux. Board Members can now make changes to the website without using an outside consultant. The New website address is www.WoodlandRidgeBR.com.
- WRA has a new Website Host at a reduced cost.
- Thanks to a new alert system Kelly Hussey will learn about New Residents timely and will welcome them with freshly baked brownies, WRA's newly redesigned welcome letter, and a neighborhood information sheet.
- Woodland Ridge is now an official *No Solicitation* neighborhood. New signs were installed at each subdivision entrance by Adam Lagneaux that contain *Neighborhood Watch/Private Patrolled by Off Duty Police Officers/No Solicitation* notices. Note that religious, political and charitable soliciting are NOT prohibited.
- WRA now has contact information for 235 residents and continues to collect residents' email addresses for faster communication and cost savings.

Financial

- Upon taking the job of Treasurer, Adam Lagneaux reviewed all WRA spending, asked a lot of questions, and looked for efficiencies. He discovered that we had been paying \$384 /year for water meters on the boulevard that had not been used in 5-9 years. Those meters have been shut off. He also placed WRA's accounting system online in a cloud-based system that automatically sends reminders to residents about unpaid dues. In addition, Adam has collected \$16,000 in outstanding dues in the past four months.

Grounds

- Our live oak expert, Scott Courtright, fertilized ten live oak trees and is conducting quarterly inspections of all the live oaks.
- Sean Smith got the City to remove dead trees on the boulevard.
- A new vendor has been hired to perform grass maintenance on the cul-de-sacs and Steffak Lane at a lower cost. Note that the City/Parish contracts with Green Seasons to mow the boulevard.

Security

- Our off-duty Sheriff's deputies (Aaron Brown and Dylan Thompson) now patrol in marked cars, as residents requested, for two hours per day, seven days per week, with the times varying to include day and night patrols. Because our previous off-duty officers were not able to comply with that request, the Board hired two new Sheriff's deputies to patrol.

Property Values

Board Member Rhonda Myer, who is also a realtor, discussed Woodland Ridge's property values over the past twelve months (\$101.78 per sq. ft.), noted how poorly our property values ranked compared with neighboring subdivisions, and how all the Board's efforts are aimed at increasing those values. She noted that values have increased in Woodland Ridge to \$105.53 per sq. ft. in the past six months.

Architecture Committee

Tracey Kelleher discussed the purpose of the Board's Architecture Committee, which is to preserve property values for all Woodland Ridge residents, noted how the Committee functions, and explained what actions it takes. She also discussed the current Property Restrictions, why they exist, and noted that the Board is now enforcing them. She also mentioned the current Board project to consolidate the restrictions for all property filings into one uniform set of Restrictions for the entire subdivision.

Upcoming Projects

- New Entrance Signs are in the planning stage for the entrances at Millbrook, Afton Oaks, and Camelot.
- Free mulch will be delivered and spread at the base of the oak trees along the boulevard to protect the roots from damage during mowing.
- Car stickers are back and will be distributed to residents who have paid their 2019 dues.
- The Board is considering installing security cameras and license plate readers at all entrances to Woodland Ridge but will not take any action on this project without a vote of the residents at an Annual Meeting.

Metro Councilman Buddy Amoroso

Our Metro Councilman, Buddy Amoroso, regretted that his proposed moratorium on new construction, which he wanted to put in place until the City/Parish had accurate data about its impact on flooding, was not approved by the Metro Council. He noted that the first report on the City/Parish's study on drainage should be available soon. He said that Moody's is now looking at how cities deal with storms and thinks Baton Rouge will be forced to deal with it too.

He said that the rebuilding of the Jones Creek Bridge was expected to begin in the Fall of 2018 and that the work would take nine months.

City/Parish CAO Darryl Gissel

Gissel was introduced at the meeting but did not make any comments.

City/Parish Director of Transportation and Drainage Fred Raiford

Raiford discussed the status of the Jones Creek bridge on Woodland Ridge Blvd. and noted that the bridge is safe to drive on. He said that (i) funding was needed to replace the bridge; (ii) the new bridge would have concrete supports; (iii) the work would take at least eight months; and (iv) some of the work could be done at night. Amoroso said he was talking with BREC to see if a road could be run through Forest Park, similar to how it was done in 1983, when a gravel road was run through the Park when the bridge was rebuilt after being damaged after heavy rains. He said the City was looking at all options and would get back to the Board in two to three months. Raiford said the City is also looking at making a lane adjustment on Jones Creek Road at Terrell Drive to improve traffic flow during the bridge construction. Raiford said that bank failures on Jones Creek will be addressed when the bridge is rebuilt. He also said the City/Parish is working on a Stormwater Management Plan looking at stream capacities and modeling data as well as how EBR Parish's actions would affect other parishes.

City/Parish Chief Traffic Engineer, Ingolf Partenheimer

Partenheimer discussed the white traffic lines on part of Woodland Ridge Blvd and noted that the paint is temporary and that they were installed to try to address the speeding problems on the Blvd. He won't have more lines installed unless Woodland Ridge wants them. He also discussed speed humps in Woodland Ridge and Afton Oaks but noted that the City/Parish would have to find the money to pay for them.

Voting

Each resident was asked to sign in to the Meeting by finding his address on the printed lists of information taken from the current Database and initialing if all information was correct. If no information was listed, each resident was asked to fill in the information and initial. Residents were also given two color coded ballots: yellow ballots were to approve or disapprove electing the current Board to an additional one-year term; blue ballots were to approve one of two proposed budgets for the 2018-2019 year (budget one would keep the annual dues at \$100; budget two would increase dues to \$150 per year). A motion was made, seconded, and approved to vote on the both the Board Members and the Budget/dues.

Board Members Nominations/Election

The following slate of 2018-2019 Board Members was presented to the members of the Woodland Ridge Association. Residents were given ballots to approve or disapprove the Board's proposed Members.

President – Tracey Kelleher

Architectural – Rhonda Myer

Beautification – Kathy Thompson

Collections - Kelli Pennington

Communications – Caroline Lagneaux

New Residents – Kelly Hussey

Secretary – Bobbie Griffiths

Treasurer – Adam Lagneaux

Trees/ Landscape – Sean Smith

Website/ Newsletter – Alicia Quebedeaux

Board Election Results: 94% of the WRA Membership attending the Annual Meeting approved the slate of Board Members for an additional year.

2019 Budget Election

Adam Lagneaux discussed the budget and explained why the Board recommended raising the annual dues to \$150 from \$100. Residents were given ballots that contained two choices: (1) keeping dues at \$100 per year; or (2) raising dues to \$150 per year.

Budget Election Results: 87% of the WRA Membership attending the Annual Meeting approved Budget #2, which increased yearly dues to \$150.

All Board Members attended the Annual Meeting. Homeowners interested in filling a vacant position or assisting in any area were asked to come to a monthly Board meeting. The Board has consolidated some positions, with the following positions still open, subject to further consolidation:

Episcopal School Liaison, Government Affairs, Legal Advisor, Streets/ Drainage, and Neighborhood Watch/Nextdoor.

Questions

Board Members answered several questions asked by residents.

Adjourn

After a motion was made and seconded, the WRA Membership attending the Annual Meeting voted to adjourn the Meeting.