

OAK HILLS LAKE DEVELOPMENT ASSOCIATION 07-13-2021 BOARD MEETING MINUTES

ATTENDANCE: Martha Austin_P__ Steve Baker_A_ Mary Dunbar__P__ Jerry Goss_P__ Michael Montalbano_P__ Rob McConnell_P__ Mac Peek_ill__A_ Michael Puyau_P__ Susan Puyau_P__ Walter Smith__A__oot_(out of town)

Guest: Mark McElroy

The meeting was held at the home of Mike and Susan Puyau, 826 W. Lakeview Dr.

CALL TO ORDER- The meeting was called to order by President Rob McConnell at 6:40pm. A quorum was present. ("5 directors shall constitute a quorum")

APPROVAL OF APRIL MINUTES- The minutes of the April 27th meeting were approved.

TREASURER'S REPORT- As reported by Mike P.

Register Report - Year to Date								Page 1	
1/1/2021 through 7/8/2021									
7/8/2021	Date	Account	Num	Description	Memo	Category	Tag	Clr	Amount
INCOME									9,002.60
Dues Income									9,000.00
	3/11/2021	Oak Hills L...	DEP	Deposit		Dues Income		R	5,200.00
	4/7/2021	Oak Hills L...	DEP	Deposit		Dues Income		R	1,600.00
	5/20/2021	Oak Hills L...	DEP	Deposit		Dues Income		R	600.00
	6/9/2021	Oak Hills L...	DEP	Deposit		Dues Income		R	1,200.00
	7/7/2021	Oak Hills L...	DEP	Deposit		Dues Income			400.00
	Int Inc								2.60
EXPENSES									-9,005.93
BILLING									-6,297.73
Contract									-6,297.73
Oak Hills Lake Management									-6,297.73
	6/26/2021	Oak Hills L...	1884	Pilot Specia...Circulator ...	BILLING:C...			R	-6,187.73
	7/8/2021	Oak Hills L...	1885	Aquatic Sol... pond main...	BILLING:C...				-110.00
Insurance, Bus									-1,543.00
Liability									-1,543.00
	7/5/2021	Oak Hills L...	1883	State Farm ...2021/22 O...	Insurance, ...				-1,543.00
Utilities									-1,165.20
Oak Hills Lake Association									-1,165.20
	1/12/2021	Oak Hills L...	1876	Entergy	Dec 2020	Utilities:Oa...		R	-127.33
	2/11/2021	Oak Hills L...	1877	Entergy	Jan 2021	Utilities:Oa...		R	-124.63
	3/15/2021	Oak Hills L...	1878	Entergy	Feb 2021	Utilities:Oa...		R	-120.15
	4/12/2021	Oak Hills L...	1879	Entergy	Mar 2021	Utilities:Oa...		R	-118.73
	4/13/2021	Oak Hills L...	1880	Mike Monta...Electricity ...	Utilities:Oa...			R	-300.00
	5/14/2021	Oak Hills L...	1881	Entergy	Apr 2021	Utilities:Oa...		R	-116.36
	6/15/2021	Oak Hills L...	1882	Entergy	May 2021	Utilities:Oa...		R	-134.24
	7/8/2021	Oak Hills L...	1886	Entergy	June 2021	Utilities:Oa...			-123.76
OVERALL TOTAL									-3.33

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Balance in bank as of July 8, 2021 \$48,582.01

Dues income 2021 \$9,200.00 *(corrected from handout given at meeting) , expected dues \$10,800.00 (54x200)

Holdouts: Robinson, Torres, Dellafiora, All, Pastore, Anderson, Richard, Sklar property (new owner)

DEVELOPMENT COMMITTEE – Circulators and weir

The aerators/diffusers have been repaired/replaced with updated equipment. Rob noted that the one in the finger wasn't working properly. He found the hose to be damaged. He cut out the bad portion and reconnected the hose and this seemed to restore function. Mark said that most likely saved OHLDA \$300.00. Mike M. has been changing the aerator filters every six months. With the new equipment the filters will need to be ordered from Doug Sanders (Pilot Constuction). There are ~5 filters that need to be changed every 6 months. **Since the filters are new, they need to be changed the first quarter and third quarter (January,July).**

Weir assessment Task Force- There was much discussion about the weir.

The Weir grate was severely damaged by the flood of May 17, 2021. An initial estimate for repair was ~10K. Mike P. spoke with Jeff Easley (Superior Steel) who initially said it would be at least 10K to repair, but then said he would not be able to do the job. Walter got a quote from IKON which was ~16K. Mark provided an estimate of ~ 3600.00. Mark's quote does not include galvanization, which Mark does recommend as it would add to the life of the grate. Rob will check with IKON to see if the cost of galvanization would still be \$675.00 if the grate were built by another company. Mike M. may know someone who could do this. A thicker grade of steel flat bar would be heavier and cost a little more. The Board needs to consider if they want heavier steel flat bar or replace exactly what was there. The advantage to heavier grade steel is it would hold up better, disadvantage, if clogged during a flood by large debris, it may add a risk of flooding to our property/homes. There was much discussion about guarantees and insurance. There are none. In the end the question became do we want to replace exactly what we had or go with a thicker grade steel. Mike M. made a motion to accept Mark's proposal with a 25% variance in cost for galvanization, design change, or any additional transport cost. Jerry seconded the motion. It carried unanimously. There also was noted that concrete added to the structure to increase the lake water level many years ago has a small leak. Mark said this could be sealed with the next drawdown (scheduled for Nov. 2022 – Feb 2023). Another option for protecting the grate would be to build a "pre-filter" device to catch any large debris before it reached the weir. This could be a type of chain link fence structure.

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SOCIAL COMMITTEE – October meeting, General membership meeting

Rob will host the next OHLDA meeting on Oct. 12, 2021.

The General membership meeting will be held at the home of Mike and Susan Puyau on Monday October 25, 2021.

Jerry brought up the Christmas party. It was decided to discuss it at the next meeting

OLD BUSINESS - None

NEW BUSINESS – Mary mentioned that she has seen debris (limbs and branches) piled on top of storm drains. Rob brought a plat map with the storm drain layout accessing the Lake. Most people just do not think about this. Martha will again remind folks to be aware of the storm drains draining into the Lake. Rob also stated you can call 311 facility services to get drains cleaned. He will forward more information to the Board.

Mary also would like to have someone spray for weeds around her bulkhead.

Jerry questioned if we can certify the integrity of the dam/weir. Mark thinks this is a good idea and thinks either the state or the city parish could do this. Mark again stated there should be no trees on the dam.

Mike M. thinks we should have a long-term plan for management of the Lake. He recommended we invite our current Councilman (Rowdy Gaudet) to our next Board meeting. We need to know what to do and where to start to protect our Lake and Property. We will also invite the GOHCA president to the meeting.

Mark recommended that for any vendor (he and Doug as well) we need to be placed on their liability insurance as a second insurer. This way our insurance will go to his insurance first in the event of a claim. Jerry will review OHLDA insurance policy and recommend any changes we should consider.

Mark then discussed water fowl. Water fowl droppings are 100% nitrogen which is not good for water quality. We need a nitrogen management strategy which first should be to stop feeding the water fowl. This just increases the vitality of the birds. Martha will place a notice about this in the Newsletter.

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ADJOURNMENT- With every one having they're to dos, the meeting was adjourned at 8:50pm.

Rob will send out info on 311

Martha will contact GOHCA president

Susan will contact Mike Wampold or find out about how to have dam/weir certified

Jerry will review insurance policy

Mike M. will contact councilman

We all need to have our storm drains cleaned (call 311)

Your Secretary,

Susan F. Puyau, MD