

VICTORIA LAKES HOMEOWNERS ASSOCIATION
Board of Directors Executive Meeting

Date: Tuesday, April 11th, 2023
Time: 7:00 PM

Location: Midway Bar*B*Que

Board Member Attendees: John Monnig
Dale Clark
Joyce Talley
Melba Westbrook
Guest Attendees: Samara Drayden (Marshall Management)
Mark Sonnier (MDS Law PLLC)

I Call to Order

With a quorum duly established, John Monnig called the meeting to order at 7:00 pm. Minutes from March were read and approved by vote.

II Delinquent Dues/Deed Violators Update

- Reviewed the status of outstanding dues, Sam presented a Collection Status spreadsheet of (8) addresses with outstanding dues/interest/penalty and demand letter charges. (4) have paid up (pending verification for (1) address). (4) remain outstanding and will be forwarded to Association's attorney if no response by expiration of demand letter.

III Architectural Report

- A separate ACC (Architectural Control Committee) will be set up per new State Legislature law passed in Sept. 2021 since we have a new Board member (Melba). Per previous discussion with our lawyer Chip Smith (now retired), we can have a separate ACC consisting of three other Victoria Lakes residents. They will review ACC modification requests, discuss and vote by electronic means (preferably by email). Acceptance must be unanimous and two signatures will be required on the form. David Risch (860), Sheila Ochsner (871) and Bob Green (929) will make up the committee. Alternatively, Marshall Management could perform ACC duties if we cannot form a committee from residents as previously described.

IV Other Items of Business

- The Board met with Mark Sonnier, a lawyer from MDS Law PLLC. We gave him a description of Victoria Lakes neighborhood with 62 homes as small and friendly with a relatively large common area. He noted that we were just over the limit

that requires us to have a website. He agreed with the method of setting up the separate ACC. Mark emailed their rate sheet to us for review. He presented himself as very knowledgeable and experienced in HOA legal issues as well as practical concerns. Mark has been recommended by Chip Smith, our previous Association attorney who has retired. The Board will review other Law Office proposals from Rice and Rice, Daugherty and Farrine along with MDS as well as Empire Collection Agency's proposal before choosing.

V Next Meeting

May 9th, 2023

VI Executive Meeting adjourned at 7:35 pm by John Monnig


Joyce Talley, Secretary