

SHPOA- Feb 2, 2022 Neighborhood Meeting Minutes

CALL TO ORDER

Regular quarterly meeting was held on Saturday, February 5, 2022 in a virtual zoom call. The meeting began at 5:10 P.M. and was presided over by Angela White.

ATTENDEES

Officers: President-Angela White, Treasurer -Sheila Sims, Financial Secretary –LaTasha Jones, Corresponding Secretary/Chaplain- Marquetta Cheeks

Total in Attendance: Twenty (20).

AGENDA

- Prayer
- Old Business
 - a. 2022 Officers
 - Angela: What to make sure everyone knows who officers are and how to reach them
 - Everyone can be reached by email on the website
 - b. 2021 Year in Review (Financial Review, Meeting Minutes & 2020 Activity Updates)
- New Business
 - c. 2022 Meeting Calendar
 - d. 2022 Activity Focus
 - e. Proposed 2022 Budget
 - f. Membership Drive

MINUTES

Prayer led by Chaplain Marquetta Cheeks Brown was based on Isaiah 32:18.

2022 Officers Information

- Each Officer at the meeting was introduced and outlined their duties.
 - Sheila Sims (Treasurer)
 - LaTasha Walker Jones (Financial Secretary)
 - Marquetta Cheeks Brown (Financial Secretary & Chaplain)
 - Angela White (President)
- Officers Not Present
 - Irvin Jones (Vice-President)
 - Melvin Kelly (Sergeant-At-Arms)

2021 Activity Update (By Committee)

- **Community Relations**

- **BREC Scotlandville Parkway Survey** – the neighborhood provided inputs on its future use.
- **Scotlandville Strategic Plan** – Angela White participated in meetings and data gathering with the neighborhood to ensure our voices were heard and considered in changes to the Scotlandville area. Report should be released soon.

- **Zoning/Infrastructure**

- **Bus Stop at Harding / Nottingham** – No movement.
- **Howell Park Housing Development** – The project was originally presented at an Open House as 100 Senior Units on 72nd Avenue. Two days later, the project was submitted to the EBR Planning Commission as 300+ rental units on Plank Road. We felt the Plank Road location was better suited for income-generating opportunities and that the rental housing opportunity could be used to bolster the Zion City community with rental and home sales options. We acquiesced based on Zion City stakeholders' position that the area was in dire straits and needed the additional housing. Our letter to the Planning Commission stated that position.
- **EBR Stormwater Master Plan** – EBR is looking at its maintenance of all its stormwater drainage systems and bayous. That is important to us because although we are one of the highest points, we still have a 30% chance of flooding in a 10 year period and we experienced significant flooding last year. We participated by providing flooding pictures from Southern Heights and other areas in Scotlandville. The data was used as to model flooding based on the recent rain amounts in the existing drainage systems and bayous in order to determine maintenance needs and develop a maintenance schedule. An Open House was held for our area (Bayou Monte Sano) to showcase our impacts and discuss identified problems. They identified some problems on 78th Ave. The final report should be released in the next few months.

We don't know when repairs will be made but it is important that we maintain the drains in our neighborhood. We need to monitor leaves and trash that may end up in the drain causing clogging. If you see back up please contact the city and request cleaning. We are requesting neighbors to volunteer for the SHPOA infrastructure committee to help oversee city maintenance on a regular basis so that we are not at risk. There are cameras in the sewage system but not the storm drains so we have to act to monitor them, report flooding and request periodic cleaning so we do not experience flooding.

- **72nd Avenue Sidewalks (Plank Rd to YMCA)** – We participated in the Open House. The one improvement we the installation of bike trails in additional to sidewalks. It isn't safe for bikes to ride down 72nd Avenue particularly between the YMCA and Plank Rd.
- **EBR Neighborhood Registry** – Southern Heights is now on the East Baton Rouge Neighborhood Registry which is being maintained in the EBR Planning Committee. We should be contacted prior to work being scheduled / performed for our neighborhood. If you see work being done and you haven't notified, please let me know. This is a new program so we will have to monitor it.
- **5G Cell Tower Placement** – This is a new activity that needs to be completed in 2022.

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- **Repair Broken Light Pole on Pembroke & 78th Ave** – The pole was damaged by a late night hit and run accident that moved the pole 6 inches. NOTE: Neighbors who could have heard this accident did not report it to the police. It was reported 2 days later and took over 7 months to get it addressed. A new pole has been put in but they haven't finished the repairs. We need to request completion.

Additionally, there are 4 or 5 areas of orange fencing around for DPW. We will have to stay on top of these agencies.

- **Zoning Violations/Shipping Container on 77th Ave** – The container was on a vacant lot with windows being put in it to make it a home which is a zoning violation. This process took over a year because of the slow motion of both the city and the person who was living in the container. It had to be handled by the city parish attorney to be resolved because when they were asked to move it they would not. The issue is finally resolved.

- **Police and Fire**

- This is one of the HOA Standing Committees per the Southern Heights Articles of Incorporation (governing document) We will need to review whether change is needed given we now have a CPID.
- **Crime & Safety Review** – Last year we held a Crime and Safety Review in our June 2021 meeting. We asked the CPID for participation last year. Our next Crime & Safety discussion is at our next HOA meeting on April 2, 2022.
- **Traffic Study** – Our traffic study is in progress. We need 10 people per street to sign it. Further detail about the Traffic Study will be discussed later in the meeting.
- **Fire Safety Awareness Program** – No activity. We have never done a Fire and Safety Awareness Program and we hope to get it done this year. We've had two fires in our neighborhood in the recent few years. Volunteers are requested to plan one this year.

- **Beautification**

- **Southern Heights (SH) Market Analysis Review** – We reviewed a Southern Heights Market Analysis Review in our June 2021 meeting.
- **SH History Document** – We plan to do the history of Southern Heights and pursue a Historical District designation. It was discussed last year but did not get started. Robyn Merrick & Vanessa Dotson Mickelson have agreed to work on the effort. Byron Washington (our new neighbor & North Baton Rouge Now President) who is working on cultural and historical designations in Scotlandville has agreed to assist. Needs to be addressed in 2022.
- **Neighborhood Sign Repair & Landscaping (CPID) – Correction:** Hats off to Shatonda (Tiny) Chandler who did a beautiful job with the repair and restoration of our neighborhood sign and its re-landscaping. The cost of the restoration and landscaping was an improvement project undertaken by the SH CPID.
- **EBR Law Violations** – We were engaged in addressing law violations (EBR Codes) including noise, off-road vehicles, trespassing, etc. More will be discussed in our upcoming Crime & Safety meeting on April 2nd.

- **Policy and Procedures**

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- **Governing Document Revision – Covenants, Codes & Restrictions** – We have started on the revisions of the Covenants, Codes and Restrictions. These documents are binding to all property owners and guides how to live in Southern Heights as good neighbors and good citizens. They have not been updated since 1953 and 1955. We can revise and update them with a majority approval vote of property owners.
- **SHPOA Membership Processes** – We are updating the Membership Process. The new Membership form is now online. Will demonstrate it later in meeting.
- **SHPOA Operational Processes** – We need to continue to work on and finalize documentation on how to do Communications and Condolences.

2021 Q&A

- A request for clarification on our actions regarding the Howell Housing development (Reserve at Howell Place).
 - **Answer:** We were opposed to it being on Plank Rd because we felt that location was better suited for commercial or economic-producing opportunities. We understood the need for affordable housing but we felt that Plank Road was prime property for income generation. We proposed that they consider placing the development in Zion City because there is lot of vacant property there. But we also asked that they look at a combination of home ownership and affordable housing.

Studies showed that too many low income housing in an area could serve as a tipping point impacting area market values. However, integrating moderate-income home ownership opportunities and low-to-moderate rental housing within a struggling neighborhood can improve the area market value. Key Stakeholders in the Zion City area did not agree. They felt that Zion City housing was in dire straits and they needed improved housing as soon as possible. The letter we wrote to the Planning Commission stated our position, but that given the stance taken by neighborhood stakeholders' we could not oppose the development. Also, Southern Heights was not backing the opposition. We did not hear voices from the Neighborhood opposing the development. Right now there have not been any movement and the land still has a For Sale sign.

2021 Financial Report

2021 Financial Summary with June 2021 to Dec 2021 details was given by the Treasurer Sheila V Simms.

- The first half of the year was given at the June 2021 meeting. Details were reviewed for each month from June – December 2021.
- The 2021 Annual Financial Summary is as follows:
 - Started out the year with total cash on hand \$6,225.67
 - Checking account balance \$4,735.51 Savings account balance \$1,490.16
 - December ended the year 12/31 with total cash on hand \$6,979.76
 - Checking account balance \$5,288.51 Savings account balance \$1,691.25

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Richard Stemley made a motion to accept the 2021 Financial Report. The motion was seconded by (name unknown). There was no opposition from the body and the report was accepted.

New Business

Meet Your Neighbors Game

Four neighbors participated - Mrs. Dorothy Jackson, Mrs. Doveal Essex, Marquette Cheeks and Byron Washington and we played a game to get to know our neighbors virtually.

Southern Heights Boundaries

East – Emile Street

West - Catholic Life Center on the Southern University campus

North - Harding Blvd There are some gaps where Hastings Heights exists.

South – 77th Avenue

Southern Heights Property Demographics

- Southern Heights contains 541 Parcels, 397 Addresses, 289 Owner-occupied single family homes, 44 Vacant lots, 27 Businesses, 24 Rental single family homes

2022 SHPOA Focus by Committee

- **Community Relations**
 - Krewe of Oshun Parade & Festival February 19
 - SHPOA is a Bronze Sponsor to expand our community engagement within Scotlandville. Parade lineup will be in our neighborhood.
 - Future Activities
 - Monitoring HB2 Funding (\$1-2 million) for Harding Blvd
 - Scenic Hwy Improvements (Harding to Swan)
 - Member of FGBRCA (Federation of Greater BR Civic Assoc) Angela White is a board member.
- **Police & Fire***
 - Traffic Study (in process)
 - Thank you to Nancy Sterling (Lead), Robert Newman, Marlon Patin, Eddie Veal
 - Signatures needed for Somerset & Pembroke Streets
 - Harding Blvd issues will need to be addressed by DOTD
 - Fire Safety Program (new)
 - Crime & Safety Workshop (Apr 2nd meeting)
 - Neighborhood policing issues
 - Monitoring statistics and generating solutions
- **Infrastructure** – volunteers needed
 - Stormwater Master Plan – Updates scheduled for March
 - Incomplete Neighborhood Utilities Repairs (DPW, Entergy, AT&T pole).
 - 5G Cell Tower Preferences

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- **Beautification***

- Southern Heights History / Historic District Designation,
 - Need to document Southern Heights History from Mrs. Essex and others in the neighborhood.
 - Historic District Designation opens up funding for the up keep of the neighborhood.
- Blight – we will continue to work on blight in the neighborhood
- Love the Boot – Keep Southern Heights Beautiful is our offshoot of the Governor’s Love the Boot – Keep Louisiana Beautiful> Need volunteers to plan & participate.

- **Policy & Procedures***

- Property Tax Open Review (August)
- Covenants, Code & Restrictions Revision (Late Summer – Fall)
 - Researched what other subdivisions are doing and looking for what our options are for SH issues. Early draft has been given to SHPOA Officers for review and comment. We need people to participate on the Policy and Procedures committee to make certain we’ve heard some insights from residents.
 - Should consider any needed revisions to other SHPOA Governing Documents - Articles of Incorporation & By-Laws
- Governance Document Voting (Nov)

2022 SHPOA Meeting Calendar

- Meetings will be held the first Saturday of every month at 5:00pm and by zoom call until further notice.
- In October we will get an update on Coronavirus and whether we can meet in person or continue with zoom calls.

Meeting Date	Topic
February 5 th	2021 Annual Review; 2022 Focus
April 2 nd	Crime & Safety Workshop
June 4 th	To be determined (TBD)
August 6 th	EBR Property Taxes; SH Historic District Update; Review & Discussion of Governing Docs
October 1 st	Revised Governing Docs Distributed for voting; Officer Nominations
November 5 th	Officer Elections & Governing Doc Voting
December 3 rd	2022 Annual Review; Holiday Activity

2022 Proposed Budget

- Planned Budget was reviewed in detail.

Total Administrative	\$3,045.41
Total Technology	\$538.87 Correction: sb \$617.87
Total Committees	<u>\$5,750.00</u>

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Total 2022 Budget **\$9,334.28 Correction: sb \$9,413.28**

2022 SHPOA Membership Drive

- From Feb 5th to April 2nd
- Goal: 150 - 200 members –we are asking members to recruit & encourage non-members to join
- After April 15th non-members will be dropped from the membership / robocalls
- Incentives: Prizes awarded to the top 3 persons who gets the most neighbors to join

New Membership Process

- Provided a demo of the new membership form using SHPOABR.com to capture member information. Form creation generates an email to Officers who track membership info, payments, etc.
- Allows members to state the following
 - Household Emergency Evacuation Needs
 - SHPOA Committee Interests
 - Set your SHPOA User ID & Password – members can access private information
- Allows YOU to select payment options
 - Online payment via Zelle – operation in the near future
 - Mail payment to SHPOA PO Box
 - Drop payment at 2146 78th Avenue
- Tonita Franklin requested a form modification to accommodate an additional email address.
- Persons who may not be tech savvy should contact Angela directly for assistance in creating the form.

Vacation Surveillance Request Form

- Vacation Surveillance request form on our website under Safety and Crime Prevention that allows homeowners to provide information requesting CPID Officers monitor their home while out of town. More details will be provided at the Crime workshop.

Open Discussion / Community News

- BREC Survey – Posted on website BREC wants more diverse input on park usage. Survey due February 10
- Visit Baton Rouge Survey – check our website for information.
- MoveBR Open House to discuss Plank Road2 Segment at ExxonMobil YMCA on Tuesday, Feb 15th 5:30pm-6:30pm
- Everyone was encouraged to get vaccinated.
- Robert Stemley congratulated Angela on a good meeting and for explaining everything so well.
- Angela noted we need to have a finance and budget committee meeting to review financial changes needed as we move to online payments.

ADJOURNMENT

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Angela called for a motion to adjourn the meeting. Richard Stemley moved to adjourn the meeting. Sheila Sims seconded the motion. Meeting adjourned at 7:01 P.M.

Prepared by: Marquetta Cheeks, Corresponding Secretary - 03.22.2022.