

AUG 06 2022 SHPOA MEETING | MINUTES

Meeting date | time August 6, 2022 | 5 pm CT | Meeting location Zoom virtual meeting

Meeting called by	Angela White @ 5:05 pm	Participants (17-22)
Type of meeting	Bi-Monthly Meeting	
Facilitator	Angela White	
Note taker	Marquetta Cheeks	
Timekeeper	NA	

AGENDA TOPICS

Time allotted | 5-10 minutes | Agenda topic Meeting Minutes | Presenter Angela White

Discussion Meeting minutes are now being emailed to SHPOA members prior to the meeting for the following reasons:

- Length of prior SHPOA meetings and time required in current meeting to review meeting minutes in detail

Since this is a change in operational procedure, discussion was held to defer the April & June meetings minutes approval to allow members to review minutes OR approve the meeting minutes today.

Conclusion Motion was made to approve April & June meeting minutes by Sylvia Winder. Motion was seconded by Sheila V. Sims. Voice vote was taken and April & June meeting minutes were approved.

Action items	Person responsible	Deadline
SHPOA members who did not receive the April or June meeting minutes should contact Angela White at 512-633-5597 OR 225-205-7566	SHPOA Members	ASAP

Discussion Sheila V Sims (Treasurer) reviewed the financial statements from April, May & June 2022. No questions were raised.

Conclusion Motion to approve financials was made by Cheryl Keyes. Seconded by Angela D White. Voice vote was taken and financials for April, May and June 2022 were approved.

Discussion Budget for 2022 – (Background) We distributed our detailed 2022 budget in February (for review) & April (for approval). When we have speakers, we have moved the Business portion of our meetings after the speakers. In April, our Crime & Safety Workshop ran longer than expected and we did not have a quorum at the last 15 minutes of our meeting. At June meeting, the same situation occurred so we deferred it to our August meeting.

The 2022 Summary Budget was presented at the August meeting and members were asked to review and approve. Tonita Franklin asked to again review the detailed budget including the budget allocations per committee before it can be approved.

Request to put financials on the website. Per guidance from the Federation of Greater Baton Rouge Civic Associations (Federation), we were advised to not place financials on the open portions of the website. The financials should be placed on a restricted members only page of the website.

Conclusion We agreed to email the detailed budget to members and place its review & approval on the agenda of our next scheduled meeting (October). Only those persons who do not have email will get a paper copy.

Action items	Person responsible	Deadline
Email detailed budget information to members	Sheila V Sims	7 days prior to next meeting
Update SHPOABR.com to include restricted member only access for financials, etc.	Angela D White	December 2022

Discussion Reviewed Neighborhood demographics: SFH Homes (306), Vacant Lots (17), Apartment Property Sites (3), Commercial/Retail Sites (5) & Fraternal Organizations (1).

Discussed current membership statistics: Paid members (60), In Process Members (10), Missing Paid Member Info (38).

NOTE: In-Process members are those who have not paid because we have not moved our banking account in order to pay via Zelle. Missing Paid Member Info is the number of paid members who have NOT updated their SHPOA membership info.

The SHPOA membership information form was reviewed in the meeting. Click this link to update your information=> <https://shpoabr.com/2022-membership-information-form/>. Contact 225-205-7566 if you have questions or need assistance with the membership form.

Conclusion NA

Action items	Person responsible	Deadline
Persons waiting to pay SHPOA membership dues via Zelle are encouraged to pay by mailing dues to PO Box 74761 BR, LA 70874-74761 OR dropping off payment to 2146 78 th Ave	In Process Members	ASAP
2022 members who have not updated their membership info should do ASAP using 2022 Membership Information Form . Contact 225-205-7566 if you have questions or need assistance with the membership form.	SHPOA Members	ASAP

Time allotted | Time | Agenda topic **Activities Update** | Presenter *Angela White*

Discussion Listed year-to-date activities at HOA meetings & in SHPOA - 2021 Activity Review & Closure, 2022 Crime & Safety Workshop & 2022 Hurricane Preparedness. Meeting minutes from the 2021 Activity /Closure & 2022 Crime & Safety Workshop were distributed via email prior to today's meeting. 2022 Hurricane Preparedness meeting minutes will be distributed via email once completed.

SH Traffic Study work has been ongoing and we are 11 signatures shy of being complete. Signatures are needed from Pembroke & Somerset for all streets (except Harding Blvd which is a state highway) to be included in the study. This will allow the EBR Traffic Study to address all streets in SH (except Harding). Once completed, the Study request will be submitted.

The first draft of revised Covenants, Codes & Restrictions has been developed and will be introduced today. More details later in the meeting.

Conclusion NA

Action items	Person responsible	Deadline
Traffic Study – Volunteers are needed to work with this project.	SHPOA Members	ASAP

Property Tax - EBR Tax Assessor published the property taxes delinquency list in Advocate on Wed, Aug 3rd. Property owners should check the Aug 3rd newspaper or call the EBR Assessor Office to make certain all owed property taxes & fees have been paid in full. EBR will auction properties with/unpaid/partially paid taxes on Sept 14th from 10 am – 3 pm. Please review via paper or call EBR Parish Assessor Office @ (225) 389-3901 to check your property's status.

If you believe your property taxes are too high, the Tax Open Review period is from Aug 25th to Sept 9th. This year, the Assessor is asking property owners to have a professional assessment (may be a higher value than EBR Assessor value) conducted in order to review the EBR Tax Assessor charges. This is different from previous years. Call EBR Assessor Office at (225) 389-3901 to schedule a tax review.

Stray Dogs - A brown and gray dog have been roaming the neighborhood and the dog catcher has been notified. A cage will be put in place to hopefully capture the dogs.

Thefts - We have had multiple thefts of items from yards. There has been 1 arrest due to a neighbor calling about two suspicious persons in a yard around 1:30 am. Helicopters were used to capture the suspect.

We learned that the HOA & CPID have full knowledge of crime incidents/concerns occurring in neighborhood. To solve this, a [Crime/Safety Submission form](#) is available to report to your incidents/concerns to the CPID and HOA. Form is located on SHPOABR.com under Safety/Crime Prevention menu. Use of form was demonstrated. Please get the incident number when a crime has been committed. The CPID Officers will follow up on items reported crime incidents and need to know your crime/safety concerns.

How YOU can reduce Crime & improve Safety:

- Report all crime & suspicious activity to the police by calling 911 (gunshots or other life threatening activities OR dialing 225-389-2000 (non-life threatening).
- If you have video associated with your crime incident, send the video to the police via email at jkeller@brla.gov. Include the police report number in the Subject line and any additional details in the email message.
- Increase lighting around your home and light up your carport at night using always on or motion-detection lighting.
- Provide security footage of crimes that occur in the neighborhood by registering public-facing cameras on your property so the police can request security video footage from your security camera when a crime occurs.
- For additional CPID home surveillance when away from home for a time period, please use the [Vacation Surveillance Request form](#). The form was demonstrated so that residents can review the form. It requests resident departure & return day/time, autos left at home, persons & autos who may visit while resident is away, emergency contact info, etc. The form is emailed to CPID officers when submitted.

Action items	Person responsible	Deadline
Property Tax Delinquency – Call Assessor @ (225) 389-3901 to make certain your property taxes are paid in full and avoid your property being sold at auction.	SH Property Owners	Sept 13 th
Property Tax Review – Call Assessor @ (225) 389-3901 to schedule an appointment to review your tax charges. An professional property appraisal should be brought to the schedules meeting.	SH Property Owners	Sept 9 th
Crime/Safety- Use the Crime/Safety Submission form to report to your incidents/concerns to the CPID and HOA.	SH Residents	NA
Crime/Safety- Send any security video of reported crimes to the police via email at jkeller@brla.gov . Include the police report number in the Subject line and any additional details in the email message.	SH Residents	NA
Crime/Safety- Increase lighting on carport or around your home to help deter crime (on-going or motion sensed).	SH Residents	NA
Crime/Safety- Register your public-facing security cameras with ConnectBlueBR so the police know whether they have permission to request access to your security footage when a crime occurs.	SH Residents	NA
Crime/Safety- Use the Vacation Surveillance Form to notify SH CPID to monitor your home while away on travel including information on autos remaining at home, autos and persons who may visit home, emergency contact information, etc.	SH Residents	NA

Time allotted | Time | Agenda topic **SH Telephony Issues** | Presenter *Angela White*

Discussion Thirty (30) to fifty (50) SH residents have no to spotty home phone service via AT&T. It affects homes using Plain Old Telephone Systems (POTS) where phones are plugged into wall jacks. AT&T is seeking to retire this systems BUT CANNOT force any resident to migrate from the POTS system. Residents have 4 options to resolve the problem.

NOTE: Unlicensed door-to-door peddlers were illegally soliciting to convert residents to the AT&T internet phone system. Remember door-to-door solicitations are illegal unless the company has a received an EBR license to solicit. EBR investigates the company & sales person soliciting. Solicitor must present license and ID, when requested. Please do not open your doors to unlicensed door-to-door peddlers.

Option 1 - No Change: Risks loss of telephony service during heavy rainstorms/hurricanes AT&T researching solutions when extended outages occur but no options are available at present.

Option 2 – Get Off the Telephony Grid: Terminate land line service and only use cell phone. Resident phone number will no longer be listed in phone book and 411 service. Risk of phone outage during hurricanes if cell phone towers are damaged.

Option 3 – Internet Phone (VOIP) via Cox Cable: Requires Cox internet service so this is most suitable for current Cox internet customers. Requires a cable phone modem with one cordless base phone plugged into it. Remaining phones in home will need to be cordless phones that interact via the base phone. Cox may charge you (\$108) to keep your old phone number. To keep your old phone number, you must have an active AT&T account paid in full. Monthly phone charges for local & long distance is \$25. Cox does offer a backup device for the system that provides 8 hours of service during an outage. The backup device costs \$100 from Cox or \$58 from Amazon.

Option 4 – Internet Phone (VOIP) via AT&T: Requires AT&T internet service so this is most suitable for current AT&T internet customers. Uses your existing AT&T modem with some AT&T network provisioning needed. One cordless base phone plugged into AT&T modem. Remaining phones in home will need to be cordless phones that interact via the base phone. AT&T fiber optics has faster service than cable. Has higher monthly costs for local & long distance phone service. No costs associated with keeping your old number. AT&T does not have a battery backup solution for extended outages.

NOTE: Persons who have no existing internet service can choose between AT&T and Cox. Make certain you are NOT buying more internet bandwidth than needed for your household. Compare monthly cost for internet, local and long distance service. Options 3 and 4 mean that you will no longer have phones that plug into the walls.

Conclusion NA

Action items	Person responsible	Deadline
Do NOT engage with any unlicensed door-to-door sales people. They must have an EBR license with their name on it and an ID that matches the license. Send them away and call the police. Fine is \$500.	SH Residents	NA

Time allotted | Time | Agenda topic **Future Activities** | Presenter *Angela White*

Discussion Discussed planning for future neighborhood-wide social activity being planned by Rhea Kiper. Date is to be determined. Troi Davis volunteered to assist Rhea.

SH Disaster Response Team - Discussed the recommendation (from June SHPOA Meeting) to have a neighborhood Disaster Recovery Team to help clear tree debris, place tarps, etc. to help reduce further storm property damage and aid recovery. Insurance firms responds favorably when neighborhood support teams exist. Persons who have or know how to use a chainsaw to

cut down trees, place tarps are welcomed to the team. Four men have agreed to participate. Contact Angela White to join the team.

Remainder of slide listed possible SH community activities that a resident asked to be considered, including SU homecoming decorating contest, SH Community Garden and SH Christmas activities. No discussion held so we could use the remaining meeting time could be spent on SH Governing documents.

Conclusion NA

Action items	Person responsible	Deadline
Persons interested in planning a neighborhood-wide activity should contact Rhea Kiper at 225-636-9590.	SH Residents	ASAP
Persons with chainsaws, tools and/or experience in cutting trees, securing tarps and other activities needed to quickly reduce storm property damage are encouraged to join the SH Disaster Recovery Team. Contact Angela White at 512-633-5597 or 225-205-7566 for more information.	Presenter Name	Date time

Time allotted | Time | Agenda topic **Governing Documents Review** | **Presenter** Angela White

Discussion Identified SH Governing Documents – SH Articles of Incorporation (subdivision) , Declaration of Covenants, Codes & Restrictions for each Southern Heights filing, SHPOA Articles of Incorporation, SHPOA By-Laws.

Focus has been on the Covenants, Codes & Restrictions (CCRs). A 1st draft has been developed and was reviewed in the meeting.

Covenants, Codes & Restrictions (CCRs) are rules & regulations within SH that are tied to land/home purchases. Being revised because they have not been updated since the 50s. Positively impacts housing value and establishes common set of rules or playbook on how we live in SH. New legislation requires sellers to provide documents to all home/ land buyers.

CCR Revision Process (estimated)

- Review 1st draft today & get comments (multiple meetings expected)
- Incorporate comments
- Get legal review for final CCR language
- Distribute final CCR (October) for 30 days notice before voting/approval signatures process
- Gather approval signatures OR vote on CCRs (November)
- File with Clerk of Court, if approved
- Final documents will be provided to all homeowners

Question raised by Tonita Franklin on how to access the current governing documents (on the website) and the frustration that the site has placeholders for them but they are not readily accessible.

Answer: The documents were obtained from the EBR Clerk of Court for use in revising the CCRs and have not been placed on the website. We did not load them as we focused on integrating the multiple filings and researching more updated CCRs used by other HOAs.

Request made by Tonita Franklin for original documents and to correct the website explaining that the documents are not in place and will be made available in the future.

The first draft of the CCRs was reviewed in the meeting. Questions/discussions during the review are outlined below. **Items in red throughout the CCR document are areas where recommendation decisions need to be made by committee or residents.**

Zoning of Lots -

- Items shown in red are recommended for discussion on the future intent of lot usage.
- Lots on Harding Blvd are zoned 3.1A (multi-family, light commercial) though the properties were developed as A1/A2 (low density SFHs). We risk undesirable development along Harding Blvd. Rezoning requires the consent of current owners any would cost approx. \$500-\$700 per lot.
- Lots referenced in this section are shown on the plat maps starting on page 11 of the CCR document.

Commercial Construction Limitations

- Items listed are in the original Covenants that were not enforced.
- An Architectural Review Board was in the original CCRs. Decisions need to be made whether the policy should continue and whether an Executive Board should be utilized

Question raised by Sylvia Winder on the difference between the CCRs and the items listed on the back of the newsletter distributed to the neighborhood.

Answer: EBR ordinances (laws) were listed on the back of the newsletter for our knowledge, information and to address compliance issues in SH. Our CCRs are additional rules/regulations that govern properties in Southern Heights. We did not integrate EBR ordinances into the CCRs so the City-Parish would be responsible for their enforcement and not the subdivision.

NOTE: CCRs are treated as law for a subdivision, and as such, are enforceable.

Question raised by Cheryl Keyes on the zoning along Harding Blvd, especially the vacant lot next to McDonald's.

Answer: Lots along Harding were zoned differently (A3.1 for possible commercial development) than the rest of Southern Heights (zoned as A1 low density, single family homes). Regardless of zoning, Harding Blvd was built as A1. If we want maintain the integrity of the neighborhood, owners will need to agree to be rezoned. The cost to rezone is approximately \$500-600 per owner. We risk commercial development within the existing single family homes in Southern Heights on Harding Blvd.

Question raised by Cheryl Keyes on whether homes along Harding Blvd (in Hasting Heights) could be integrated into Southern Heights.

Answer: Homes on the south side of Harding Blvd from the Sigma Gamma Rho house towards Scenic Hwy are in Hasting Heights and not Southern Heights, though the residents have participated in SHPOA (currently and historically). In speaking with the Planning Office, owners can be rezoned from Hasting Heights to Southern Heights. There is a fee and more details can be obtained.

Question raised by Tonita Franklin on whether we have the names of all SH property owners to send certified letters (on the CCRs).

Answer: Yes but at this point we are just reviewing the proposed draft. All owners will have to be provided a copy of the finalized CCRs for review. If approval is by voting, then the CCRs would be sent by certified mail to all owners. We budgeted this year for sending certified letters but hope we found out via the Federation that we may be able to gather approval signatures rather than casting ballots (which would be less costly).

Question raised by Angela White whether 2 weeks would be sufficient to review and provide comments on draft CCR documents

Response: Tonita Franklin stated that given the time of year and school starting shortly, that 30 days is needed to review the document.

Response: Rita Johnson was that this was a lot to digest and that 30 days was needed.

Question raised by Tonita Franklin: Have owners been notified that CCRs are being revised?

Response: All owners must be notified of CCRs revisions and they will have the opportunity to have their voices heard.

Question raised by Tonita Franklin whether we will get CCR documentation showing the original CCRs and recommended changes with deleted items crossed out.

Response: Yes, the documentation will be presented once we have more reviews and information on the path forward. Persons who expressed interest in the associated Committee will be needed to move the process forward.

Question raised by Rita Johnson whether we will know who will be working on the Policy & Procedures Committee addressing the CCRs.

Response: Yes. Persons who expressed interest in the Committee include Roslyn Walker, Tonita Franklin, Frances Belliazare and others.

Question raised by Cheryl Keyes whether there will be an effort to make Southern Heights a Historical District?

Response: Southern Heights was included in the overall effort to identify historic districts throughout Scotlandville. That effort is led by our neighbor, Byron Washington and NBRnow. It would be good to follow up with Byron on the status of the effort and get an update at one of our meetings.

Conclusion The 1st draft will be made available to Policy & Procedures Committee and SHPOA members. See inserted document below. **Items in red throughout the CCR document are areas where recommendation decisions need to be made by committee or residents.**



Southern Heights
Covenants, Codes & I

Action items	Person responsible	Deadline
Policy & Procedures Committee will review Revised CCRs (inserted below), gather owner comments, questions and concerns and will make recommendations to the neighborhood.	Policy & Procedures Committee	Jan 2023
Members should review the Revised CCRs (1 st draft) document and provide comments using the website, SHPOABR.com.	SH Property Owners	Dec 30 2022

Time allotted | Time | Agenda topic **Community Dates** | Presenter *Angela White*

Discussion Discussed upcoming key dates for SU football schedule, SU homecoming, etc.

Request made to the floor for any community announcements or other topics to be discussed

Conclusion All meeting

- Motion to adjourn was given by Cheryl Keyes
- Move was seconded by Sheila Sims

Meeting adjourned at 7:15 pm