

September 23, 2023 | MINUTES

Meeting date | time September 23, 2023 | 2:05 pm CT | Meeting location Scotlandville Library and via Zoom

Meeting called by Angela White @ 1:06 pm
Type of meeting August 19th Bi-Monthly Meeting Extended
Presiding Officer Angela White
Secretary Marquetta Cheeks
Timekeeper NA
Prior Meeting Minutes Status Approved

Participants Diola Bagayoko
Marquetta Cheeks
Jermaine/Climmie Craft
Tim Damon
Tonita Franklin
Lynn Hubbard
Juanita Jolley
Melvin Kelly
Cheryl Keyes
Dr. Joyce Polk
Sheila V Sims
Cheryl Taylor
LaTasha W Jones
Ann R. White
Angela D White
Claudia Wright
Guests - ReAZalia Allen, Chauna Banks

AGENDA TOPICS

Time allotted | 3 min | **Agenda topic** Prayer | **Presenter** Marquetta Cheeks

Discussion Prayer and moment of gratitude led by Marquetta Cheeks, Chaplain

Time allotted | 5 minutes | **Agenda topic** Adoption of Agenda | **Presenter** Angela White

Discussion Meeting agenda was reviewed. No modifications to the meeting agenda were raised.

Agenda

- Call to Order (continuation of Aug 19th meeting)
- Prayer
- Adoption of Agenda
- August 19th Meeting Minutes Approval (to date)
- President's Report
 - SH CPID Update
 - Harding Blvd Rezoning
- Proposed CCRs
 - Approved CCRs (8-19-23)
 - Deferred CCRs (8-19-23)
 - Other Proposed CCRs
- New Business
- Announcements
- Adjournment

Conclusion Meeting agenda was adopted without modification.

Meeting minutes submitted by Marquetta Cheeks, Corresponding Secretary

Time allotted | 10 minutes | **Agenda topic** Aug 19th Meeting Minutes Approval |
Presenter *Angela White*

Discussion Meeting minutes were reviewed in the meeting. No modifications to the Aug 19th meeting minutes were raised. Motion to approve Aug 19th minutes as presented was made by Ann White and seconded by Joyce Polk. Motion carried.

Conclusion Aug 19th 2023 SHPOA Meeting Minutes approved as read.

Time allotted | 30 Minutes | **Agenda topic** *President's Report* | **Presenter** *Angela White, Councilwoman Chauna Banks*

Discussion

SHCPID Update

- Executive Committee recommends legal counsel to address outstanding issues of accountability, transparency and communications.

Accountability Issues/Actions

- New SHPOA Commissioners have been appointed. New Commissioners are Troi Davis, Sheila Sims and Angela White who are replacing William Augustine, Jesse Glasper (President) and Rita Johnson (Treasurer).
 - Requested return of records and documentation to the Board since both the President and Secretary/Treasurer were terminated and replaced. Records have not been received.
 - A Public Records Information Request was sent certified letter to SHNCPID. The SHNCPID has terminated their official mailing address w/o replacement.
- Requested replacement of James Slaughter (deceased) by Sen Regina Barrow and Michael Broussard (no longer owns/resides in SH) by Tax Assessor Brian Wilson. Both are CPID legislative violations.

Transparency Issues/Actions

- LA Attorney General, in response to receiving a LA Legislative Auditor referral, sent a letter indicating that possible malfeasance in office has occurred and to pursue the issue with the District Attorney General. Issue has been pursued with the DA.

Communications/Accountability Issue

- At the July SHNCPID meeting, the Board reported that potential available funds were \$3,000 to \$7,000 for any needed security equipment or other projects. A question was raised that this did not match the \$31,000 in reserve savings reported by the CPID to the LA Legislative Auditor in the year-end reporting. A question raised on why the financial accounts are not being reported.
 - The Board President stated it could not be discussed due to the records being in the LA Legislative Auditor process. A reply was immediately stated that the submitted Auditor Report has been made available online. At this point, the question / issue was ignored by the President.

SHNCPID question raised

- What is SHNCPID?
 - Answer – Southern Heights Neighborhood Crime Prevention and Improvement District. A quasi-government agency established by vote by SH residents. SH property owners are taxed \$100 per lot annually as part of their property taxes.

Conclusion Recommendation to pursue legal action was approved.

Harding Blvd Rezoning

- Focus is to maintain the viability and integrity of Southern Heights. Our focus is the zoning of the Southern Heights side of Harding Blvd from A3.1 to A2.
 - Zone A3.1 permits medium density multi-family residential development and institutional (commercial) uses of a residential character with a maximum of 11½ units per acre.
 - Zone A2 (majority of SH) permits low density single family residential development with a maximum of 5.8 units per acre.
- At the FutureBR Open House, Planning Commissioner Ryan Holcomb revealed that there is a process to rezone Harding Blvd from A3.1 to A2 with little to no cost to homeowners via Metro Council resolution rather than owners incurring the \$700 per lot to rezone.
- Each homeowner will get a letter and their rezoning application to determine which homeowners will participate in rezoning.

Councilwoman Chauna Banks reiterated and confirmed the process from homeowner application to the Planning Commission to the Metro Council.

- Rezoning Process
 - Each homeowner must complete a rezoning application for their property to be rezoned.
 - We can compile the rezoning applications from homeowners on Harding Blvd
 - Submit the compiled rezoning applications to the Planning Commission.
 - Request that the Planning Commission recommend the zoning change is handled via Metro Council resolution.
 - The process from application to approval is approximately two months.

Harding Blvd rezoning questions

- Will this impact the commercial areas in SH?
 - Answer – We are not affecting the current commercial zones in Southern Heights other than the request in FutureBR Workshops that the Red Apartments have a planned future use as townhomes for sale (lower density).

Conclusion We will proceed to distribute letters with rezoning application to Harding Blvd owners. Owners will submit the applications to the SHPOA President for compilation and submission to the Planning Commission.

Time allotted | 30-45 minutes | **Agenda topic** Proposed CCRs | **Presenter** Angela White

Discussion

- Reviewed EBR Laws
- Reviewed approved CCRs

- Discussed deferred CCRs and Executive Committee recommendations.
- Lot Maintenance CCR was amended to remove requirement to power wash by Ann White and seconded by Sheila Sims. The motion carried. Motion was made to amend the new motion to change wording on four times per year by Ann White and seconded by Joyce Polk. Modified Landscaping CCR was approved (see below).

Conclusion

CCRs APPROVED ON 9-23-23

LANDSCAPING

- Construction of all new residences and the repair or remodeling of existing residences in any manner so as to substantially destroy the existing front landscaping shall be accompanied by the installation of new landscaping visible from the side on which the lot fronts.
- Landscaping shall be installed in new construction within one hundred-twenty (120) days of occupancy of the residence.

LOT MAINTENANCE

- Lot owners shall wash their curbs using a hose at a minimum of once per quarter (seasonally).

POOLS

- Above ground and in ground pools can only be installed in the backyard of the lot and properly fenced per city guidelines.

CCRs DEFERRED ON 9-23-23

MINERAL OPERATIONS

- No oil or gas drilling, mining development operations, production or treatment facilities, and refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any lot. No derrick or other structure designated for the use in boring for oil or natural gas or other minerals shall be erected, maintained, or permitted upon any lots, even temporary.

POOLS

- Property owners are responsible for the maintenance of any pool (structurally soundness, cleanliness and mosquito, termite and pest control) on their property. Failure of a property owner to maintain the pool will reported to the City for resolution.

Time allotted | 2 minutes | **Agenda topic** Adjournment | **Presenter** Angela White

Conclusion Meeting adjourned at 4 pm.