

October 21, 2023 | MINUTES

Meeting date | time October 21, 2023 | 2:08 pm CT | Meeting location *Scotlandville Library and via Zoom*

Meeting called by Angela White @ 2:08 pm
Type of meeting October 21st Bi-Monthly Meeting
Presiding Officer Angela White
Secretary Marquetta Cheeks
Timekeeper NA
Prior Meeting Minutes Status Approved

Participants Marquetta Cheeks
Jermaine Craft
Hugh Harrison
Olga Hayward-Ryer
LaTasha W Jones
Yvette Moody
Sheila V Sims
Ann R. White
Angela D White
Claudia Wright

AGENDA TOPICS

Time allotted | 2 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.

- Call to Order
- Prayer
- Adoption of Agenda
- Approval of Minutes (in meeting pre-read)
- Officer Reports
 - President
 - Treasurer
- Committee Reports –Activities
- Proposed CCRs (in meeting pre-read)
 - Deferred CCRs (9-23-23)
 - Other Proposed CCRs
- New Business
- Announcements
- Adjournment

Conclusion Meeting agenda was adopted as distributed without modification.

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

Discussion Meeting minutes were distributed prior to the meeting. No modifications to the Sept 23rd meeting minutes were raised.

Conclusion Sept 21st 2023 SHPOA Meeting Minutes approved as distributed.

Time allotted | 30 Minutes | **Agenda topic** *President's Report* | **Presenter** *Angela White*

Discussion

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. We reviewed the properties affected in Southern Heights and the Hasting Heights properties on Harding Blvd. that are interested in joining Southern Heights.
 - 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.
- Strategy confirmed that rezoning applications can be submitted in bulk to the Planning Commission and afterwards, to the Metro Council for a resolution to change the zoning.
- This approach has been used in the past by other subdivisions.
- Applications with a cover letter outlining the situation, strategy and process are being distributed to affected homeowners.

Harding Blvd rezoning questions

- Yvette Moody asked for clarification of the areas targeted for rezoning?
 - Property owners on the Southern Heights' side of Harding Blvd from the McDonald's to the Pat Hebert's home. That includes the Hasting Heights subdivision who want both rezoning and to join Southern Heights subdivision.
- Hugh Harrison asked if this process will be impacted by our Councilwoman running for State Representative. Do we have to start over if she is successful?
 - We will continue with any interim replacement.

SHNCPID Update

- Prior CPID meeting did not have a quorum so we had a discussion. The next CPID meeting will be held on Thursday, Oct 26th at 6 pm at the Library. Everyone is invited to attend.
- Southern Heights has replaced its Commissioners on the SHNCPID Board. New Commissioners from the HOA include Troi Davis, Sheila Sims and Angela White replacing Jesse Glasper, Rita Johnson, and William Augustine.
- Open Items:
 - CPID documentation and bank records need to be provided to the new Board
 - Notice from USPS (in response to SHPOA mailing a certified letter to the SHCPID) indicated that the PO Box was closed w/o a forwarding address.

- ACTION ITEM – SH residents to lobby Board Appointers to address vacant appointments with our recommended appointments and comply with their legislative obligation
 - Sen. Regina Barrow
 - Email: barrowr@legis.la.gov
 - Phone: (225) 359-9400
 - Recommended appointees – Yvette Moody, Byron Washington
 - Tax Assessor Brian Wilson
 - Email: bwilson@ebrpa.org
 - Phone: 225-389-3920
 - Recommended appointees – Tia Mills, Patti Durio Hatch

Conclusion See action item below

Action Items	SHPOA Members	Due Date
Residents should lobby Sen Regina Barrow and Tax Assessor Brian Wilson to address vacant appointments with our recommended appointments and comply with their legislative obligation <ul style="list-style-type: none"> ▪ Sen. Regina Barrow <ul style="list-style-type: none"> ▪ Email: barrowr@legis.la.gov ▪ Phone: (225) 359-9400 ▪ Recommended appointees – Yvette Moody, Byron Washington ▪ Tax Assessor Brian Wilson <ul style="list-style-type: none"> ▪ Email: bwilson@ebrpa.org ▪ Phone: 225-389-3920 ▪ Recommended appointees – Tia Mills, Patti Durio Hatch 	SHPOA Financial Secretary	Next meeting

Discussion

Discussed parliamentary motions and process to keep the CCR discussion moving more effectively.

Conclusion

CCRs DELETED ON 10-21-23

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.

NOISE, UNLAWFUL, NOXIOUS OR OFFENSIVE ACTIVITY

- **Deleted covered by EBR Sec 12:100**
 - No unlawful, noxious or offensive activity shall be carried on upon any lot, nor shall anything be done on any lot which is or may become an annoyance or nuisance to the neighborhood.
 - Construction is allowed in Southern Heights only on Monday through Saturday between the hours of 7:30 am and 6 pm. No construction is allowed on Sundays.

CCRs DEFERRED ON 10-21-23

SIGNS

- Signage for lost pets
 - ADD Olga Hayward-Ryer and Yvette Moody for further discussion

SIDEWALKS

- No public sidewalks running parallel to the street have been or may be built in order to increase privacy and enhance the esthetic quality sought by the subdivision.
 - Add Yvette Moody, Traffic Engineering for further discussion on safety and speed issues that may impact our view of sidewalks and to identify other actions that can increase pedestrian and bike safety in the neighborhood.

FENCES

- No fences, walls or hedges shall be erected between the **front sill line** of any residence and the front lot line.
- No fence to be constructed along the boundary line of any lot shall exceed six (6) feet in height for wood, wrought iron, brick, composite, vinyl or combination thereof. No fence shall exceed four (4) feet in height for chain link fences.
- No fence, wall or gate that restricts entry to property shall be erected, placed, or altered on any lot closer to any street than the location of the front of the house or the wall facing the

street. Chain link fencing may not be erected closer to the street than the walls of the house that face said street(s).

- Damaged fencing visible from the street must be repaired or removed within 120 days.

PARKING AND USE OF TRAILERS

- No boats, recreational vehicles, motorcycles, school buses, campers, or trailers of any kind may be kept, stored, repaired, or maintained any lot nearer to the street than the minimum building setback line.
- In no event shall the same be kept stored, repaired, or maintained in any manner which would detract from the appearance of both the individual lot and subdivision.

RENTAL PROPERTY

- Owners must live in purchased property for a period of two (2) years before the property can be listed/converted for rental purposes.
- Owners who rent property must have a minimum lease period of six (6) months. Short term rentals are prohibited.
- Owners must provide the Association with the name and contact information of lessors prior to the signing of a lease.
- Only 20% of SFHs within Southern Heights may be utilized as rental residences.
 - Owners renting SFHs as of the effective date of this covenant are allowed to continue renting as long as they hold title to the property. This clause expires upon transfer of title.
- Owners who rent property (SFH, duplex and/or apartment) within Southern Heights are subject to the following provisions:
 - Owners are required to provide their tenants with the SHPOA governing documents and rules as a condition of renting. The rental lease agreement must include the following:
 - "Tenant has received copies of, read, and understood, and will comply with the HOA's rules and regulations".
 - A tenant's breach of the SHPOA governing documents as well as federal, state or EBR laws may be considered a breach of the owner's rental agreement.
 - Owners are required to take corrective action against a tenant, up to and including eviction, in case of a violation.
 - Owners are subject to fines and legal actions for violations by their tenants.

CCRs APPROVED ON 10-21-23

POOLS

- Property owners are responsible for the maintenance of any pool (cleanliness, mosquito control, etc.) on their property including proper fencing per EBR guidelines. Failure of a property owner to maintain the pool will be reported to the City for resolution.

NOISE, UNLAWFUL, NOXIOUS OR OFFENSIVE ACTIVITY

- Loud noises are prohibited after 8 pm on weekdays and 10 pm on weekends.

SIGNS

- No sign of any kind shall be displayed to the public view on any lot in the street of the subdivision, except as follows:
 - Home security system and/or monitoring agency signage;
 - Political signage is allowed to be erected and displayed in public view for no longer than two (2) weeks after the political campaign has ended or votes have been cast in the election.
 - Commercial or advertising signage is allowed to be erected and displayed in public view for a time period defined as “during the time said commercial entity is performing work at the residence, and no longer than two (2) weeks after said commercial entity has completed their work at the residence.
 - Signage displayed for non-commercial purposes, birthdays, schools, and birth announcements.
 - Garage sale signage of no more than five (5) square feet shall be permitted only on the day of the sale.
 - One (1) sign of no more than five (5) square feet advertising that particular property for sale or rent or customary signs used by a builder or real estate broker to advertise the property during the construction or sales period. Corner lots are allowed two (2) signs, in which one sign may be placed in the front yard and the other in the side yard of same lot.

No signage should be distracting because of its colors, appearance, shape, or lighting to the extent that it detracts from the beauty and harmony of the neighborhood appearance.

GARAGE APARTMENTS

- No garage apartment shall be erected or maintained on any lot.

VEHICLE REPAIR

- No automobiles, motorcycles or any vehicles may be repaired outside of a home's carport or garage.

PARKING AND USE OF TRAILERS

- No boats, recreational vehicles, motorcycles, school buses, campers, or trailers of any kind may be kept, stored, repaired, or maintained on any street.

LIVESTOCK AND ANIMALS

- No person shall allow animal feces to accumulate on their property.
- No person shall fail to immediately remove feces deposited by the person's dog upon the premises of any person other than the owner without that person's consent.
- No person shall permit their dog at any time to run uncontrolled; be off leash, except in accordance with applicable law or regulation(s); molest persons or vehicles by chasing, barking or biting; attack other animals; damage property other than the owner's. Violations will be reported to EBR Animal Control.

Action Items	Responsible Parties	Due Date
<p>Sidewalks (Deferred). We need to discuss traffic & speeding in relation to sidewalks as a means for pedestrian safety. Options need to be discussed with EBR Traffic Engineering, the CPID and neighbors to explore ways to improve road safety, reduce speeding and determine whether sidewalks should be reconsidered for SH. Use Traffic Study Report to assist in this decision. Short and long-term factors need to be considered.</p> <p>NOTE: Discussion held on the correlation between pedestrian safety and sidewalks.</p>	Yvette Moody, SH Residents, SHNCPID Board, EBR Traffic Engineering	2024
<p>Fencing (Deferred). Want to get a better picture of fence heights and other considerations before making a recommendation and taking a vote.</p>	Claudia Wright	2024
<p>Research law on inoperable vehicles in backyards and EBR law</p>	Angela White	2024
<p>Parking And Use Of Trailers (Deferred). Further discussion needed on:</p> <p>a) Storing boats, recreational vehicles, motorcycles, school buses, campers, or trailers of any kind on a lot nearer to the street than the minimum building setback line and</p> <p>b) Prohibiting boats, recreational vehicles, motorcycles, school buses, campers, or trailers of any kind to be kept stored, repaired, or maintained in any manner which would detract from the appearance of both the individual lot and subdivision.</p>	Yvette Moody Hugh Harrison	2024
<p>Rental Property (Deferred).</p> <p>a) Need clause that requires property owners to identify rental property</p>	Sheila V Sims Olga Hayward-Ryer	2024

Action Items**Responsible Parties Due Date**

- b) Need clause that requires to identify any property management companies and contact used for their rental property.
- c) Need to determine/define requirements for use of credit and criminal background checks including providing confirmation it was performed and the results.

Animals

2024

Interest was raised on having neighborhood bags and trash cans to aid in curbing dogs.

Livestock and Animals (Deferred).

2024

No livestock, animals or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other ordinary household pets, excluding reptiles, may be kept, provided they are not kept, bred, or maintained for any commercial purpose or in such numbers or conditions as may be offensive to other property owner in the subdivisions and further provided that they are kept, bred or maintained otherwise in accordance with the law.

NOTE: Neighbor was concerned about restricting raising chickens in SH and asked to defer decision.

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

- Black History Event at the Scotlandville Library on Oct 22nd at 3 pm.
- BREC Workshop providing feedback on BREC Park features surveys on the following dates/times/locations in Baton Rouge:
 - Nov 7th from 5:30 – 7 pm Greenwood Community Park Waterfront Building; 13350 Hwy 19
 - Nov 8th from Womack Park Ballroom 6201 Florida Blvd

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

Conclusion Meeting adjourned at 3:58 pm.