

Bordeaux Village Townhomes Association

Annual Membership Meeting Minutes

September 13, 2023

The annual Association Membership meeting was held at Chateau Country Club on September 13, 2023. Board members present were Brenda Varuso, Florence Nagle, Deborah Pope, Lizz Phillips, Beverley Janssen (Board members Judy Appel and Cathy Gaffney were unable to attend) Also present was Kathy Gaulon, bookkeeper / administrative assistant.

Call to order / Speaker Introduction

Board President Brenda Varuso called the meeting to order and introduced the speaker, Mayor Michael Glaser, who in turn introduced his assistant.

The mayor spoke for about 45 minutes and answered questions put forward by the owners. He took office July 22nd and soon after moved the Clerk of Court and the DMV to Rivertown (the city of Kenner owns most of Rivertown).

Mayor Glaser talked about improvements to come, more community events, more new businesses than ever before, etc, in an effort to draw traffic to Kenner.

He advised that big changes coming in the next 18 months, such as Laketown improvements including the boat launch and the Treasure Chest Casino to be land based in 2024. Glaser then spoke of road works, Esplanade Mall status, and more improvements to come. He did acknowledge that Garbage collection is his worst problem and hopes to have that settled in 2024

President's report – Brenda Varuso

Brenda gave a shout out to Tim DeSoto thanking him for all he has done to maintain the Bordeaux Village property and save us a significant amount of money at the same time.

Update on common ground

- The Bordeaux Village sign light and a few globe lights on Bordeaux Dr have been out for several months due to AT&T digging and damaging some of the electrical cables.

AT&T and their subcontractor are still not accepting responsibility for cutting wires, so the board reached out to electricians and found a company with a reasonable estimate for helping to prove AT&T's fault.

As of this date AT&T has not accepted any responsibility.

The Board also reached out to the City of Kenner for help but they would not assist and stated that the matter was between us and AT&T's subcontractor.

Roof

- A discussion on possible approval of architectural shingles in the future. One owner suggested that we send owners a survey about the use of roof types (architectural, etc) and get feedback from other owners. More research needs to be done for a fair and accurate survey.
- It was also agreed that roof tarps will not be allowed to stay on a roof longer than 12 months. The Board must be contacted in writing within that time frame giving information on repairs or replacement and a timeline to be completed.

Hardie Board

- Owners were advised that our current approved Hardie Board, Sierra 3/8, 4x8 might become unavailable or discontinued. At this time, it is still in stock and it was decided that we will need to address an alternative if the need arises.

Security

- Recently owners' security cameras have caught people trying to climb the pool fence, so we are discussing the need for a Bordeaux Village security camera at the pool gate.

Termites

- Brenda reminded everyone about termites and the need to maintain patios and keep them clear of clutter and to also make sure the bait traps in gardens are not covered up.

Policies & Procedures

- The Board is in the process of updating the Bordeaux Village Policies and Procedures and adjusting fines for violating these policies. All owners will be advised when the P&P and the fines are updated and will receive new copies by email. They will also be available on our website.

Bordeaux Village Insurance

- Board members met with our insurance agent and found that we have a good policy for the common ground— all will remain the same.

Newsletter

Discussion of quarterly newsletter and the prohibitive cost to mail. Will be emailed and only mailed to owners who have no email access.

Financial Report

Kathy Gaulon reported on the financials. Expenditures in 2022 and 2023 on the repairs following Hurricane Ida and the Insurance monies received.

Pool

Florence Nagle reported on the pool and the many problems we continue to have. There is a leak, but we are unable to find the leak which is the first step in repairs or else structural repairs will be needed. (Kathy pointed out that we have previously paid a company to find it in the past with no success.)

We continue to get bids from companies to locate and assess the leak, and it is expensive. We probably will need to have the pool drained and relined and that will be a very expensive expenditure.

Plus, there are Increased maintenance costs: Black mold problem, unbalanced water chemistry, more chemicals needed at higher prices. Florence has also been doing extensive research on the costs and possibility to switch from chlorine to salt water to lower the overall pool costs. Nothing has been decided but the board will advise all owners as we move forward.

Election of Board Members

'The current Board is unanimously re-elected.

Drawing for Door Prize

This year's winner of one month's dues is Lizz Phillips, 4129-D Loire

Closing

In closing, Brenda emphasized that Design Review is a big project for the next two months. Tim DeSoto will coordinate, with help from Board volunteers.

Meeting adjourned