

Meeting Notes

Meeting between The Landings residents, DR Horton and Parish Officials

Date: August 10, 2018 at 1:00pm

Location: 48571 Highway 51 North, Tickfaw, LA

ATTENDEES:

Jeff Vallee - DR Horton Project Manager
David Stanton - DR Horton VP Operations
Kiley Bates - Tangipahoa Parish Drainage Dist #1
Russell Johnson - Unspecified
Wesley Danna - Tangipahoa Parish Inspector
Joseph Mills - The Landings Lot 110
Sylvia Sanderful - The Landings Lot 237
Sharion Hart - The Landings Lot 105
Catherine Fortenbury - The Landings Lot 156
Josh Michelli - The Landings Lot 154
Mack Bailey - The Landings Lot 101

ISSUES, RESPONSIBILITIES AND PLAN OF ACTION

1. DRAINAGE

ISSUE - Incorrect Flow and Elevations

RESPONSIBILITIES

- Landings Phase 1 - Roads and drainage are Parish responsibility (Wesley Danna)
- Landings Phase 2A and 2B - Roads and drainage are DR Horton responsibility (Jeff Vallee)

DISCUSSION - DR Horton purchased subdivision after it was already in process and a number of the reported deficiencies were preexisting at the time of the DR Horton purchase. Since then, DR Horton has removed and realigned culverts to obtain proper drainage alignment. Current elevations were correct but pipes were misaligned. The Parish has accepted the drainage and roads for Phase 1 so corrective action will be their responsibility.

PLAN OF ACTION

- Parish (Wesley Danna) will visit each site after contacting residents in attendance to inspect ditches to determine what needs to occur to obtain acceptable drainage throughout the subdivision.
- DR Horton (Jeff Vallee) will review drainage plans and streets in Phase 2 and take action on improving drainage and deteriorating street conditions

2. SERVITUDE

ISSUE - Unrecorded servitudes between Madisonville Court and Big Branch

DISCUSSION - The final plat maps show the servitudes. Right of Ways are different from servitudes and sometimes the two are misconstrued. Right of ways become the property of the parish. Servitudes remain the property of the owner and there are utility, electrical and drainage servitudes. You may or may not have a rear servitude but you will not have a rear right of way. HOA maintains the drainage (private) servitude because it was deemed unfair for the homeowner to assume that liability when it wasn't shown on the approved plans.

PLAN OF ACTION - Jeff Vallee will provide a copy of the final plat. There is a servitude document which states what is for DR Horton's benefit or the HOA's benefit.

3. ROADWAYS

ISSUE - Cracked roads and road repairs eliminated installation of rebar

DISCUSSION - Residents witnessed rebar removed from the area. When questioned, workers stated that they were told not to put rebar. Parish representatives stated that if the specs don't call for rebar, a special fiber mixture is used.

PLAN OF ACTION - The roads in Phase 1 have been accepted by the Parish; therefore, they will have to make repairs. Phase 2 has a 24 month maintenance period so DR Horton is responsible for making repairs to the streets in Phases 2A and 2B until they are accepted by the Parish. Parish officials asked that DR Horton inspect the streets for potholes and make repairs now rather than nearer to the time they are accepted by the Parish.

4. SIDEWALKS

ISSUE - Incomplete, some lots have sidewalks and others do not

DISCUSSION - HOA was to contact homeowners about whether they wanted sidewalks removed to establish uniformity; however, everyone was not contacted. Sidewalks started in Phase 1 prior to DR Horton coming in. It is not DR Horton's policy to put in sidewalks when there are ditches. The sidewalks that were in were in some cases beyond the easements so DR Horton had to go to each homeowner and request approval in an attempt to obtain uniformity. After the subdivision is turned over, sidewalk repairs will be the responsibility of the property owner.

PLAN OF ACTION - DR Horton will ask each anomaly homeowner to agree to install or remove the sidewalk in an attempt at uniformity. An anomaly homeowner is one where the neighbors have sidewalks but they don't or where the neighbors don't have sidewalks but they do.

5. WALKING TRAIL

ISSUE - The trail holds water and the culvert was improperly installed. This was originally designed to be a paved trail.

DISCUSSION - There are 3 culverts installed to help with drainage

PLAN OF ACTION - Completion of the walking trail is on DR Horton's to-do list

6. ENTRANCE

ISSUE - Ongoing lighting and irrigation issues.

DISCUSSION - This has been brought up for the past 3 years. Entrance has been repeatedly cracked and repaired and now resembles a spider web. Irrigation system works sporadically. Lighting and irrigation of the entrance are the responsibility of Grassmasters but culverts fall under repair of common area. Joe questioned whether repairs/upgrade will be an HOA expense or will DR Horton upgrade the entrance before they leave.

PLAN OF ACTION - DR Horton will look at it and repair

7. COMMUNITY SEWAGE (MODAD)

ISSUE - Is the sewage system capable of processing sewage for Phase 2 and 3 homes

DISCUSSION - Alarm constantly goes off and sewage smells. Cypress Landings is tied into The Landings sewage system. Dept of Health approval would not allow tie in if sewage system did not have the capability to handle the homes that are on the sewage system. Currently, sewage system was designed for more than The Landings - 400 gallons per day of treatable waste water per home. Phases 2, 3 and 4 of Cypress Reserve will include sewage upgrades. DR Horton does not have responsibility for sewage systems.

PLAN OF ACTION - State Dept of Health (Tom Fagan) handles sewage issues and the person to ask whether the sewage system was designed to handle The Landings Phase 1, 2A, 2B and Phase 1 of Cypress Reserve.

8. POND FOUNTAINS

ISSUE - The fountain in the small pond is not working and warranty information is needed

DISCUSSION - The fountain is a Grassmasters responsibility. It was wired wrong according to email

traffic. When the fountain was installed, it stopped working and the HOA paid for the repair.
PLAN OF ACTION - DR Horton will get the fountain repaired and also inquire about the manufacturer warranty.

9. BUYOUT OF THE HOA

ISSUE - Joe Mills requested buyout information but Christy told him that he was not allowed that information because he was not on the Board. Christy referred him to Jeff Vallee

PLAN OF ACTION - Jeff Vallee said that he will share that information with Joe Mills

/s/

SYLVIA SANDERFUL