



Magnolia Bayou Homeowners' Association

PO Box 285
Ocean Springs, MS 39566-0285

Oct 7, 2024

General Meeting Agenda Woodglen Circle 10:00 AM, October 19, 2024 <https://www.magnoliabayou.org>

It is time to hold our Fall General Homeowners' Association Meeting. In addition to notifying you of the agenda for the meeting, there are a few items that the board would like to bring to your attention.

Your participation is crucial for the future of our Homeowners' Association. Without your participation we don't have a quorum, and without a quorum, we can't officially have a meeting or conduct any business. Most of the business of the association are basic activities such as approving annual budgets, reviewing expenses, decorating the front and back entrances, and contracting for lawn and garden services. Another basic activity of the organization is electing officers. Without a quorum, elections can't be held and without officers, the organization ceases to exist.

In order to have an official meeting, we need 32 lots to be represented. Currently, that means as a minimum, 16 lot owners with each holding a single proxy representing a neighbor's lot.

Attached is a General Proxy for this meeting. If you are unable to attend please complete the proxy and send it with a neighbor who will be attending. This will help us in establishing a quorum.

One of the items that needs our attention is the homeowner's attention to the general appearance of their property. Items like newspapers in driveways, twigs and branches on sidewalks, trees hanging over sidewalks and streets and keeping the grass trimmed and sidewalks edged. These are small things, but make a huge difference in the appearance of the neighborhood. Also, pick up after your animals when you take them for a walk. We have a beautiful neighborhood, and with a little effort it can really shine.

Another item of concern is boats and RVs in our driveways and in the road in front of our house. This is addressed in Article II, Section 9 of each of the Phases' Covenants. We can appreciate that you may need some time to move it from storage and load it up prior to going out, and the clean up afterwards, but weeks at a time is not a good look.

If you see a new homeowner move in, please introduce yourself and then send an email to welcome@magnoliabayou.org or go to the website and use the Feedback link to provide the Board with the address. This will let our Welcoming Committee know and they can come over and drop off a welcome packet informing the new homeowners about our neighborhood and local area.

We have also included a Letter of Concern that can be used to bring items that you feel need to be addressed or considered to our attention. We are always looking for ideas and participation from the neighborhood. You can also use the form on the website at:
<https://www.magnoliabayou.org/feedback.php>.

AGENDA for GENERAL MEETING – October 19, 2024

- Call to Order: Bob Zittleman, MBHOA President
- Establish Quorum: Keri Friedley, Secretary, MBHOA
- Approval of April 13, 2024 MBHOA General Meeting Minutes: Keri Friedley
- Financial Report: Chris Friedley, Treasurer, MBHOA
- Committee Reports:
 - a. Landscaping Committee:
 - 1. Replanting
 - 2. Lighting enhancements
 - b. Welcome Committee Report:
- Old Business
 - a. North entrance signs,
 - b. Brick and stone work and north fence powerwashed
 - c. Brush on Fernwood cleared up with city and power company efforts
 - d. Bylaws Amendment Section 1 of Article IX (See next page)
 - e. Bylaws Addition to Article IX regarding Signs
- New Business/Topics of Discussion:
 - a. New signage for retaining walls. Quote from Dunaway Signs \$650 per set, includes 2 letters, flower and installation.



- b. Sprinklers are being assessed and a low cost solution is being discussed for just the watering of the beds.
 - c. Painted house number on curb. Black on White or White on Black.
 - d. Raising the amount of money the Board may approve from \$250.00 to \$500.00. (Article X of the ByLaws.) Specifically, it is proposed that Article X of the Association Bylaws be amended to read:

The Board of Directors may approve purchases not over \$500.00. Expenses exceeding \$500.00 shall be approved by the Association. A bank account shall be maintained by the Treasurer in the name of Magnolia Bayou Subdivision Owners Association. Withdrawals shall be signed by any two of the Board of Directors.
- Public Forum: Open for discussion.
- Adjournment: Bob Zittleman

Discussion of Amendment to Bylaws Section 1 of Article IX

As was originally brought to the attention of the Homeowners during the Fall 2023 General Meeting, it has come to our attention that our covenant's Article II, Section 16 is not in compliance with state/local law. Currently Magnolia Bayou covenants state that all signs, except real estate and whole house construction signs, are prohibited. Miss State law does not address the display of signs on private property, however the city of Ocean Springs, which are specified in the Unified Development code, chapter 8, updated 8/29/2022, in place. A summary of the most applicable Ocean Spring ordinances are listed below:

Chapter 8, section 2: The following signs are exempt from the permit requirements of this ordinance:

- C. Any political sign erected on a site by the owner or with the owner consent, provided that any such sign shall not be erected more than ninety (90) days before the election or referendum it pertains to or, if a series thereof, the first of such, and provided further that it shall be removed within (5) days after such election or referendum, or, if a series thereof, after the last of which the message of the sign pertains to provided further that any such sign to be erected on residentially zoned land shall not be larger than eighteen (18) by twenty-four (24) inches.
- E. One construction sign per construction project not exceeding twenty (20) square feet of sign area in residential districts and forty (40) square feet of sign area in all other districts. Such signs shall be erected not more than thirty (30) days before the beginning of construction for which a valid building permit exists, they shall be removed within thirty (30) days after completion.
- K. Signs having not more than four (4) square feet of sign area pertaining to drives or events of civic, philanthropic, educational, or religious organizations, provided that said signs are posted only during said drive or not more than thirty (30) days Chapter 8 Signs and Outdoor Advertising Standards 352 before an event and they shall be removed not more than 10 days after the event.
- N. Seasonal, holiday and special event signs for no more than thirty (30) days before the season or holiday, which signs are to be removed within ten (10) days after such season, holiday or special event. These signs may be tacked, tied, posted or hooked to "private property" in a safe, secure and presentable manner and must comply with the rest of section 8.3 (Prohibited Signs).
- O. Garage sale signs not exceeding 4 square feet in sign area which shall only be placed on the site.
- P. Flags of non-commercial and non-advertising display to include but not be limited to flags of national, state, religious, fraternal, or similar display. One corporate flag is permitted as exempt.

During the Meeting the board will present the process and method of changing the covenants so that they are in compliance with state/local law. Amendment to covenants require signatures of 75% of lots from each phase.

Also, the board will discuss, amendments to the bylaws that will restrict the # of signs and the placement of permitted signs/flags, to at or near the house front.

Magnolia Bayou Letter of Concern:

If you have suggestions, issues or concerns that you believe should be addressed at the Magnolia Bayou HOA General Spring Meeting, whether you plan to attend or not, please express your issue or concern in the space below. Please include your contact information so that we can clarify any points we don't understand and can forward you minutes from the meeting that relate to your comment below.

Note: Your contact information is for internal HOA use only, and will not be shared with any other businesses not related to the Homeowner's Association's functioning. For example, accountant and mailing company.

Please send to
Magnolia Bayou Homeowner's Association
PO Box 285
Ocean Springs, MS 39564

or email to Concerns@MagnoliaBayou.org

Contact Information

Name	
Addresses	
Email	

Suggestion, Issue or Concerns