



EDEN ISLES
HOMEOWNERS ASSOCIATION, INC.
P.O. Box 2746 Slidell, LA 70459

ARCHITECTURAL COMMITTEE
REPORT

EIHOA
General Membership Meeting
March 12, 2013

2013 Eden Isles Architectural Committee

Fred Thode
Tommy Candebat
Ray Frey
Lou Sandoz - Chairman

I. Recent Rulings

- a. 402 Windward Passage - Solar Panel System
 - i. Approved as stipulated – only to be installed on the roof slopes not facing the street view of the property
- b. Pebble Beach – Swimming Pool
 - i. Reviewed covenant restrictions for permanent structures
 - ii. Recommended owner engage an engineering opinion, and permitting, before proceeding
- c. Metal Fence – On Top of Concrete Bulkhead
 - i. Reviewed fence style (Covenants) and height restrictions (Parish)
 - ii. Recommended against - weakens bulkhead / proceed at owner's risk
- d. Gretel Cove - Home Addition
 - i. Approved / Pending final Committee review of written opinion

II. **Issues Currently Under Review**

a. Intrusive Lighting

- i. Offending owner refuses to address matter
- ii. Committee viewed site and suggested trying to negotiate issue
- iii. Fall back is to have the Committee issue a supporting opinion for use with a formal St. Tammany Code Enforcement complaint

III. **Outcomes and Directions - Architectural Committee Meeting – 2/21/13 (Adopted at the EHOA Board Meeting – 3/4/13)**

a. Adopted Committee Responsibilities, Functions / Services, and Operating Processes / Rationales

- i. Due the onerous nature of what it takes to form and maintain a formal Committee, we will not pursue the full-blown committee characteristics called for in the covenants, but rather issue written opinions, in support of Covenants and common sense interpretations, as well as support Parish code interpretations and litigation testimony, if called upon to do so.

1. Rationales

- a. Lack of overall support for committee member participation among the property owners, in general
 - b. Lack of necessary ongoing funding and recruitment mechanisms to maintain committee member levels and legal particulars of Committee existence requirements
 - c. No viable enforcement mechanism available other than litigation
 - d. Current members are simply not interested in the personal stress, and intrusion into their personal lives, that an aggressive committee would require
- ii. Committee will begin to amass its individual, situational opinions into a published set of “Policies”, reflecting past interpretations, to provide reference for future, like situations, while avoiding the arduous delays and rigors of actually changing or enhancing the covenants themselves
 1. This does not preclude doing just that, should circumstances dictate
 - iii. Committee will position itself to be a **positive factor and not a negative one**

1. In the interest of being an “added value” from the Board to the community, the Committee will not only render opinions relative to the covenants, but by virtue of the construction and home systems knowledge and experience within the Committee, it will *offer non-binding* project suggestions and recommendations to property owners considering improvements or repairs.
 2. Committee will seek the cooperation of St. Tammany Parish Permitting and Code Enforcement departments to require Committee approval as a prerequisite for issuing a construction permit.
 - a. This can be extremely powerful, when coupled with the Parish’s permitting requirements
- b. Organizational Relationship to the EIHOA Board and Processes for Adjudicating Covenant Rulings and Owner-to-Owner Complaints
- i. Committee will continue to function as an independent, yet adjunct branch of the Board
 - ii. Committee will be the only recognized, official body for interpreting and rendering opinions
 1. Any reports of issues within Eden Isles, normally processed by the Committee, will be
 - a. referred to the Committee for investigation, interpretation and formal adjudication; and as such,
 - b. other Board members will not function in the Committee’s stead
 - i. this is intended to assure consistency and an overall orderly process
 2. Once the issue has been referred to the Committee, the following will be the nominal commitment for Committee attention and resolution
 - a. Within one week of referral - Review with principle Owner(s), on site, if necessary, and take photographs, measurements and create sketches;
 - b. Within two weeks of this site visit or conversation, – Confer and issue written report
 - c. The Committee will continue to seek guidance and historical perspectives from all Board members, regarding specific and general issues
 - iii. Committee will support a recurring, dedicated page in the newsletter

1. Review recent opinions rendered (in anonymous fashion)
 2. Dispel misconceptions
 3. Offer non-binding construction and home project advice and guidance
- c. Errors and Omissions (E&O) and General Liability (GL) Insurance – Required
- i. The Committee members require the written assurance that current Board E&O and GL insurance **explicitly** extends to this committee’s activities and its specific members
- d. Financial Support
- i. The Committee respectfully requests that the Board provide nominal budgetary allocations for Committee needs, such as mailings, meetings separate from Board meetings, if necessary, and professional opinions deemed necessary
 1. The Committee estimates this to require a \$3,000 annual funding allocation