

**Chanticleer Estates Homeowners Association, Inc.  
857 Brownsitch PMB 240  
Slidell, LA 70458**

**Meeting Minutes  
Regular Scheduled Meeting - November 9, 2004**

A Regular Scheduled Meeting of the Chanticleer Estates Homeowners Association (CEHA) was held at the First Pentecostal Church on Robert Boulevard on Tuesday, November 9, 2004. The meeting began at 7:10 p.m.

**Call to Order**

The meeting was called to order by the CEHA President Emmett Mercier. CEHA Secretary, Ralph Veth, reported that 30 (including proxies) of the 71 lot were represented, constituting a quorum.

**Approval of Minutes**

A motion was made and seconded to dispense with the reading of the minutes from the previous meeting, and accept the minutes as written and published on the CEHA website. The motion was unanimously passed.

**Officer Reports**

**President Report:** Emmett Mercier reported that the Welcome Center is now open. He also asked Wayne McClure for an update on the Parish's plans to redirect the drainage from our lake south towards Tuscany. Wayne indicated there's nothing new, but Barry Baggert is still working the problem.

**Vice-President Report:** Nina Teff reported that she is almost ready to send out bids for lawn maintenance. The bids should be available for review by mid-December.

**Treasurer Report:** Dan Megilligan reported that he had received and deposited payments from all 71 lots for the current fiscal year – a total of \$14,200. However, one \$200 payment was returned for NSF. Five lots were charged with Late Fees. Of these five lots, one paid the Late Fee, one Late Fee was excused because the owner's address was unknown until late October and had not received any invoices, one was excused on the condition that payment will be made on time next year, one was excused because of the builder/lot owner relationship, and the last is the NSF. The Board will place a lien on the unpaid property later this week if payment is not received. Expenditures for September and October of this fiscal year amount to \$3546.03. Expenditures for these two months include Beautification (\$136.83), Insurance (\$2,112.40), Lawn Service (\$420.00), Security (\$140.00), and Utilities (\$736.80). The bank balance as of October 31, 2004 was \$11,297.00.

## Committee Reports

**Architectural Control:** Glen Ashley was not in attendance but Linda Ashley reported that Reine has indicated he will not approve house plans anymore. Since he has no lots to sell in the subdivision, his interest in Chanticleer Estates has substantially diminished. David Daigle indicated he would help and look over house plans to determine if they were consistent with our Covenants.

**Audit:** Ralph Veth and Dan Megilligan will get together over the next month to audit the books.

**Beautification:** Kendra Wadleigh was not in attendance.

**Drainage:** Mark Gayheart was not in attendance. However, Beatriz Woodall reported that she is investigating to see if the subdivision can get our lake water analyzed free of charge. If not, the Board will approve the cost. There could be a problem with the water and we need to determine the significance of the problem. This is based on the fact that Beatriz's dog was exposed to ecoli while swimming in the lake.

**Maintenance:** Joey Lagreco was not in attendance.

**Military Road Alliance:** Wayne McClure mentioned that the impact fees for new building was still be discussed by the MRA.

**Neighborhood Watch:** Mel Bussell was not in attendance. Emmett Mercier did mention that Mel might try to become certified to handle house inspection for the St Tammany Sheriff's Neighborhood Watch Program.

**Newsletter:** Linda Ashley indicated that the Newsletter will become more of a "fun" letter instead of providing a rehashing of the meeting minutes. She requested input from the members.

**Social:** Stephanie Lagreco was not in attendance. However, Emmett Mercier reported that Stephanie was working on a Christmas Party.

**Web Site:** Dan Megilligan indicated that it would be nice if more members used the web site.

**Welcoming:** Susan Mercier indicated she has been welcoming several new members since our last meeting.

## Old Business

**Covenants/By-Laws Revisions:** Nina Teff indicated she will be handing out the Covenant and By-Laws revisions within the next week. An approval sheet will be also handed out. The process is for each property owner to review, approve, and return their approval to a Board member. Once we have two-thirds of the owners approving the revisions, the Board will seek legal advice. After this we will need to get those

approving to get their approval notarized. It was suggested that we have a notary at one of our future meetings, or have the notary visit each property owner on a selected day.

### **New Business**

**Fountains:** Beatriz Woodall asked when the association could get additional fountains installed. Dan Megilligan indicated he too would like to see an additional two fountains installed, but our budget would not currently allow it. Dan indicated that two additional fountains would cost about an extra \$100 per month in electrical cost; the fountains would probably be cheaper than the first two which cost \$8,000. No further action was taken.

**Security:** After much discussion, it was moved and seconded to investigate the installation of security cameras throughout the subdivision and report out at the next meeting. It was moved and seconded to amend this motion to include installation of security gates in the investigation. The amendment passed with only one nay. The motion unanimously passed. Nat Frampton and Emmett Mercier have the action item to report out at the next meeting.

Wayne McClure indicated it would be a good idea to invite our local politicians to our meetings and give them time on the agenda. No vote was taken but the consensus of the membership indicated this was a good idea.

It was suggested that we set up calling trees to announce future meetings. Various members informally undertook the responsibility of calling other members on their streets.

### **Adjournment**

There being no further business to discuss at this time, a motion was made, seconded and passed to adjourn the meeting. The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Ralph Veth