

CHANTICLEER ESTATES HOMEOWNERS ASSOCIATION, INC.
MINUTES OF FIRST MEETING
AUGUST 2, 2002

The first meeting of the Chanticleer Estates Homeowners Association ("CEHA") was held at the St. Tammany Parish Levee Board office on Military Road on Friday, August 2, 2002, which began at 7 p.m.

I. SIGN IN AND CALL TO ORDER

The meeting was called to order by Ralph Veth, the first resident of the subdivision. All attending the meeting were asked to sign in according to their lot ownership and to complete any missing information. As the sign-in sheets were passed around Mr. Veth asked that everyone share some information about their work, their family, and where they are or will be living in the subdivision. The sign-in sheets and agenda are attached. A quorum of the membership was realized with 43 out of 71 lot owners being represented.

II. OLD BUSINESS

The second order of business scheduled was a discussion from the developer to give the homeowners a brief outline of how the subdivision has been handled to this point and what we, as a homeowners association, should do to take over the responsibilities. However, Mr. Reine did not attend the meeting. Therefore, Nat Frampton read the letter from Mr. Reine to the homeowners which briefly outlined our responsibilities.

Questions were raised in general regarding the status of the Chanticleer Estates Homeowners Association, the Articles of Incorporation, the By Laws, whether or not a tax identification number has been obtained, what our responsibilities and liabilities will be regarding the entrance, the bridge, the lake, the roads, the drainage, and if we have common areas or if the individual lot owners are responsible for their lot(s) only and the parish is responsible for all other property. These questions will be posed to Mr. Reine before the next meeting so that we will be able to determine our responsibilities and liabilities.

III. NEW BUSINESS

A. Election of officers

1. President. Ralph Veth nominated Dan Megilligan. Wayne McClure seconded the nomination. No other nominations were made for this office. None opposed. Wayne McClure moved that Dan Megilligan be President by unanimous vote. Nat Frampton seconded the motion.

2. Vice President. Linda Ashley nominated Shawn Doll as Vice President. Shea Johnson seconded the nomination. No other nominations were made for this office. A vote was called; none opposed.

3. Secretary. Ralph Veth nominated Linda Ashley as Secretary. Shawn Doll seconded the nomination. No other nominations were made for this office. A vote was called; none opposed.

4. Treasurer. Kendra Wadleigh nominated Joey Lagreco as Treasurer. Glen Ashley seconded the nomination. No other nominations were made for this office. A vote was called; none opposed.

B. Duties of Officers

1. President. Review of the draft of the By Laws received from Mr. Reine along with the By Laws Committee. Ralph Veth and Linda Ashley were nominated to the Committee for By Laws review. Any suggested revisions will be proposed at the September meeting.

According to our Covenants, the Chanticleer Architectural Control Committee ("CACC") consists of Brian Reine, Ronald Reine, and Bruce Swilley. At the meeting we were unsure if they would turn this over to the Association. We voted the following to serve if the developers did not wish to continue the responsibility: Glen Ashley, Wayne McClure, and Shea Johnson.

Nominations for the Chanticleer Security Committee ("CSC") were Nat Frampton, Oliver McGill, Emmett Mercier, and Mel Bussell. The CSC will work together to explore the measures of security. Items discussed were involvement in the Neighborhood Watch Program, a security camera, bumper stickers for residents, entrance gates, and contact with law enforcement agencies, etc.

Wayne McClure suggested that Chanticleer join the Military Road Alliance ("MRA"). This organization meets to discuss various issues, which might be helpful in getting information about how other associations get things done, and to help solve problems that may arise. Everyone agreed that the \$35 fee for joining would be a wise investment. Wayne McClure was nominated as the Chairman of the Military Road Alliance. Wayne explained that each subdivision would be allowed three votes, generally the President, Vice President and another person. Alternates nominated were Rob McCarthy and Tom Cresson. Anyone interested may attend these meetings.

Wayne McClure brought up the matter of insurance to protect the board. He will investigate and report back at the next meeting.

2. Vice President. The Vice President will be responsible for the Chanticleer Beautification Committee ("CBC"). This will include responsibility for the front entrance and the grass maintenance. The Chairman of CBC will be Kendra Wadleigh. Also nominated to serve were Stephanie Lagreco, Gerry Veth, Jody Johnson, Mel Doll, Toni Frampton, and Susan Mercier. The Vice President will receive bids for grass maintenance and present those bids at the September meeting. The Vice President, with assistance from the CBC, will monitor the contracted work and report any problems.

The Chanticleer Welcoming Committee ("CWC") will be responsible for welcoming new residents into the subdivision. The CWC will get information to the Secretary to update the Neighborhood Directory. Also they will give new residents a copy of the covenants, a copy of the current Neighborhood Directory, and information about who to call if they have any questions. The Chairman of the CWC will be Ann Roe McClure. Also nominated to serve were Kendra

Wadleigh, Stephanie Lagreco, Gerry Veth, Jody Johnson, Mel Doll, Toni Frampton, and Susan Mercier.

3. Secretary. The Secretary will be responsible to provide the agenda for meetings of the homeowners, as well preparation of the minutes of previous meetings for review and approval by the homeowners. The Neighborhood Directory will be maintained by the Secretary and periodically distributed.

The Chanticleer Newsletter Committee ("CNC") will provide announcements, minute reviews, the date of the next homeowners meeting, and the Treasurer's report. The Chairman of the CNC will be Toni Frampton. Also nominated to serve were Nina Teff and Kathy Ward.

4. Treasurer. The Chanticleer Homeowners Association Membership Dues were discussed. Ralph Veth moved that the amount of annual dues for the year September 1, 2002 through August 31, 2003 be set at \$200.00 per lot. Wayne McClure seconded the motion. A vote was called; none opposed. The developer, any builder or homeowner owning more than one lot will be assessed \$200 for each lot. This assessment will be reviewed each August to determine the assessment for the next year. It was decided that the amount would be paid annually in one lump sum. Everyone agreed that there should be a surplus in the account to allow for unknown expenses at all times.

The Chanticleer Audit Committee ("CAC") will audit the financial records no less than annually. The Chairman of the CAC will be Ralph Veth. Also serving will be Christine Couvillion and Michelle Marullo.

It was decided that the homeowners would be notified when the tax identification number has been obtained and the checking account is established so that we may receive payment of the dues for this year as soon as possible, but in no event later than September 1, 2002.


A post office box has been established for the Chanticleer Estates Homeowners Association. The address is:

Chanticleer Estates Homeowners Association
857 Brownswitch PMB 240
Slidell, LA 70458.

IV. ADJOURNMENT

Emmett Mercier moved to adjourn the meeting. Ann Roe McClure seconded the motion. The meeting was adjourned at approximately 8:30 p.m.

Respectfully submitted,


LINDA B. ASHLEY
Secretary

**RESOLUTION
OF
CHANTICLEER ESTATES HOMEOWNERS ASSOCIATION, INC.**

At the September 6, 2002 meeting of the Chanticleer Estates Homeowners Association, Inc. ("CEHA"), a Louisiana non-profit corporation, pursuant to written notice, at which meeting a quorum was present and acting throughout, the following resolutions were duly and validly adopted by a vote of the members of the CEHA:

BE IT RESOLVED, that the CEHA Officers shall correspond with all CEHA Members who have not paid the annual dues effective September 1, 2002 and instruct them that Article IV, Sections 4.5 and 4.6 of the Covenants for Property in Chanticleer Estates, Phases I and II will be implemented immediately. The correspondence will be by certified mail delivery.

BE IT FURTHER RESOLVED that a late charge of \$100 per lot will be levied to handle unexpected administration and/or other costs for those lot owners not remitting their payment prior to October 1, 2002.

BE IT FURTHER RESOLVED that no interest, penalty, and/or late charges will be levied on lot owners who did not receive correspondence from CEHA concerning dues owed. However, those lot owners must remit payment within thirty (30) days upon receipt of correspondence requesting dues payment in order to be excused from any additional charges.

BE IT FURTHER RESOLVED that the CEHA Board of Directors, by unanimous vote, has the discretion to excuse any interest, penalty, and/or late charges levied on September 1, 2002 dues for circumstances beyond the control of the Lot Owner in debt to CEHA.

Dated this 6th day of September, 2002.



NAME: LINDA B. ASHLEY
TITLE: SECRETARY

CERTIFICATE

I, the undersigned, hereby certify that I am the duly elected Secretary of Chanticleer Estates Homeowners Association, Inc. ("CEHA"), a Louisiana non-profit corporation; and that the above and foregoing is a true, correct and exact copy of a resolutions which were validly adopted on motion duly made and seconded at a meeting of the members of the CEHA on September 6, 2002, pursuant to written notice, at which meeting a quorum was present; and that the resolution is duly entered in the minutes of said meeting, and has not been modified, amended or rescinded and is in full force and effect.

Dated this 6th day of September, 2002.

A handwritten signature in cursive script that reads "Linda B. Ashley". The signature is written in black ink and is positioned above a horizontal line.

NAME: LINDA B. ASHLEY
TITLE: SECRETARY