

CHANTICLEER ESTATES HOMEOWNERS ASSOCIATION, INC.  
MINUTES OF SECOND MEETING  
SEPTEMBER 6, 2002

The second meeting of the Chanticleer Estates Homeowners Association ("CEHA") was held at the St. Tammany Parish Levee Board office on Military Road on Friday, September 6, 2002, which began at 7 p.m.

I. SIGN IN AND CALL TO ORDER

Dan Megilligan, President of the CEHA, called the meeting to order. Linda Ashley asked all attending the meeting to sign in according to their lot ownership and to complete a membership form to update information. The sign-in sheets and agenda are attached. A quorum of the membership was realized with 47 out of 71 lot owners being represented.

II. SECRETARY READING OF MINUTES OF PREVIOUS MEETING

Linda Ashley explained that the CEHA members have received and reviewed the minutes in the form of the first newsletter. Generally only the details of who moved and seconded each motion were omitted. Wayne McClure moved that the minutes be accepted. Nat Frampton seconded the motion. A vote was called, none opposed. The motion passed.

III. OFFICER REPORTS

A. President. CEHA is a non-profit corporation with a federal identification number. Parish National Bank on Gause Boulevard is where our account is maintained and we have already made deposits. Our utilities (Resolve and CLECO) were transferred to CEHA on August 30, 2002. Dan met with Brian Reine, who indicated that he would pay his portion of the dues and has promised to better coordinate information regarding the sale of lots to CEHA. Regarding our responsibilities, the St. Tammany Parish Public Works Department reports that the developer has dedicated all the streets, drainage ditches, and servitudes. The Parish has liability and responsibility for maintenance of those areas. The retention pond is the responsibility of the CEHA.

B. Vice President. Shawn Doll reported on the bids received for grass maintenance of the subdivision. He received three bids, The Grass Man - \$2,300 for 32 cuts, Monty \$2,060 for 32 cuts, The Grass Cutting Co., L.L.C. \$2,520 for 42 cuts, rye grass seeding, weeding and mulching, and shrub trimming. Wayne McClure asked who the Board suggested be selected. Shawn explained that the value was greater for the third bid. Wayne McClure moved that The Grass Cutting Co., L.L.C.'s bid be accepted. Nat Frampton seconded the motion. A vote was called, none opposed. The motion passed.

C. Treasurer. Joey Lagreco reported that dues collected including those paid tonight totaled \$8,200. The estimated budget for September 1, 2002

through August 31, 2003 is \$14,200.00. A breakdown of the budget for the year is attached.

#### IV. COMMITTEE REPORTS

A. Military Road Alliance – Wayne McClure and Dan Megilligan attended the MRA meeting held on August 21, 2002. The MRA approved our membership into this organization.

B. Chanticleer Beautification Committee – Shawn Doll reported that the CBC has not made any plans pending the vote of the membership regarding the bids for maintenance.

C. Chanticleer Welcoming Committee – Ann Roe McClure reported the committee is planning a booklet to be distributed which will include important information regarding our by laws, covenants, and helpful information about the area.

D. Chanticleer Newsletter Committee – Toni Frampton asked that that any information to be included in the next newsletter should be submitted to the CNC.

E. Chanticleer Security Committee – Nat Frampton had nothing to report. Emmett Mercier notified the CEHA that his son is in the security surveillance system business and offered a discount

#### V. OLD BUSINESS

A. By Laws. The By Laws Committee, Dan Megilligan, Shawn Doll, Linda Ashley, Joey Lagreco, and Ralph Veth met to discuss the by laws submitted to the CEHA by Mr. Reine. The Committee reviewed the covenants and by laws together and made changes in the by laws to reflect the covenants for our subdivision. Those proposed by laws were distributed to the CEHA members for review prior to this meeting. A discussion was held to explain the proposed By Laws. At the meeting, Article VI was reworded for clarification. Article VI shall read in its entirety as follows:

#### ARTICLE VI

##### RESIGNATION OF OFFICERS

Any officer of CEHA intending to resign from CEHA Board of Directors must give written notice of his/her intention to the CEHA Secretary.

Nat Frampton moved that the By Laws be approved as revised, Mel Bussell seconded the motion. A vote was called, 46 voted aye, 1 nay. The motion passed.

#### VI. NEW BUSINESS

A. Liability Insurance for CEHA and officers. Dan Megilligan reported that he has called six insurance companies to get bids on liability insurance.

Only one agency responded with a quote, the others do not carry general liability for homeowners associations. The quote from Lowry-Dunham is \$750 to cover D&O and \$960.75 to cover general liability for the CEHA for a total of \$1,710.75. A discussion of the necessity for insurance and a report from both Wayne McClure and Dan Megilligan explained at the MRA meeting there are several subdivisions under suit that have insurance coverage. Where there was no coverage for the association, the suit was filed personally on the officers of the homeowners association. Wayne McClure moved that the insurance with Lowry-Dunham be put in place in two weeks if no other member can find another insurance carrier with the same coverage for less. Toni Frampton seconded the motion. A vote was called, none opposed. The motion passed.

B. Chanticleer Neighborhood Watch. A discussion was held concerning the interest in the neighborhood for a neighborhood watch program. Linda Ashley nominated Mel Bussell as chairman of the CNW. Jeff Romano seconded the motion. A vote was called, none opposed. Mel will contact the department handling neighborhood watch programs and will report to the CEHA at our next meeting.

C. Chanticleer Social Gathering Committee. A discussion was held to present ideas for social gatherings during the year for the CEHA. A block party was suggested for Halloween and a Christmas party discussed. Linda Ashley nominated Heidi Boyanton as chairman of the CSGC. Also serving on the CSGC will be Michelle St. Phillip, Kim Hoff, Andrea Swann, Linda Ashley, Kathy Daigle, and Jody Johnson. A vote was called, none opposed. The motion passed.

D. Sign restrictions. Wayne McClure reminded everyone that with political elections coming up, according to our covenants there is a limit to one sign per yard no larger than 3 feet by 3 feet in size. Front entrance advertisements and notices are not allowed.

E. No Fishing from the Bridge. Shawn Doll suggested having signs posted on the bridge that state "NO FISHING FROM THE BRIDGE." The signs will be designed to match other signs in design and materials. Nat Frampton made a motion that the signs be approved. Steve McCasland seconded the motion. A vote was called, none opposed. The motion passed.

F. Dan Megilligan read a letter proposed by the Board that contains a resolution to be sent out to all CEHA members who have not yet paid their annual dues.

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.

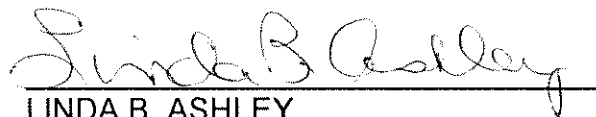
Currently we have \$6,000 in dues that have not been collected. The proposed letter is attached. Donald Bryan made a motion that the letter and all contents be approved. Carroll Townsend seconded the motion. A vote was called, none opposed. The motion passed.

G. Regularly Scheduled Meetings. According to our By Laws our meetings will be held on a quarterly basis. These meetings shall be held on the second Tuesday in the months of February, May, August, and November of each year. The next meeting is scheduled for November 12, 2002 at 7 p.m. Rev. Donald Bryan offered his church for our CEHA meetings. The address is 388 Robert Boulevard, Slidell, LA 70458. The meeting will be held in the McKinney Building.

## VII. ADJOURNMENT

There being no further business to discuss at this time, Nat Frampton moved to adjourn the meeting. Toni Frampton seconded the motion. The meeting was adjourned at approximately 8:30 p.m.

Respectfully submitted,



LINDA B. ASHLEY  
Secretary