

CHANTICLEER ESTATES HOMEOWNERS ASSOCIATION, INC.  
MINUTES OF THIRD MEETING  
NOVEMBER 12, 2002

The third meeting of the Chanticleer Estates Homeowners Association ("CEHA") was held at the First Pentecostal Church on Robert Boulevard on Tuesday, November 12, 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, Secretary of the CEHA, asked all attending the meeting to sign in according to their lot ownership and to complete any missing information on the membership form to update information. The sign-in sheets and agenda are attached. A quorum of the membership was realized with 27 out of 71 lot owners being represented.

II. SECRETARY READING OF MINUTES OF PREVIOUS MEETING

Dan Megilligan suggested because our minutes are summarized in the newsletters we dispense with reading of the minutes at the meetings. The minutes are held by the Secretary and may be reviewed in full by any CEHA member upon request. Wayne McClure moved that the minutes be accepted as written. Carroll Townsend seconded the motion. A vote was called, none opposed. The motion passed.

III. OFFICER REPORTS

A. President.

1. Chanticleer Architectural Control Committee ("CACC"). Glen Ashley, Shea Johnson and Wayne McClure were appointed at our first meeting. Brian Reine then indicated that the control would remain with him. However, Reine now states that he would like the CEHA to sign off on issues regarding fences, pools, storage sheds, tree removal, etc. before he gives his final approval. Therefore, anyone wanting to build anything on their lot other than the main house should first contact Glen Ashley, Shea Johnson or Wayne McClure to submit their requests and/or plans. The CACC will make a determination, get Reine's approval or rejection, and then report back to the homeowner.

2. Outstanding Dues. Following our September meeting the Board of Directors met to discuss collection of outstanding dues. Dan proposed a letter be sent to all homeowners via certified mail which would include an invoice for dues owed indicating interest and late fees which would apply if not paid timely. In response to that mailing we have received all dues except one. Tonight the last lot, which was recently purchased was paid.

3. Retention Pond. Dan reported on his meeting with parish officials. Good news is that the bridge is the responsibility of the parish. Also, the parish does not think we will have any problems from the retention pond in the foreseeable future. The pond works sufficiently for typical rainfall - 30-year storms. It is not designed to handle 300-year storm rainfalls as Alicia produced. Attached is a detailed report of the meeting that outlines the specific requirements of the parish to consider assuming responsibility of

the retention pond. Dan explained should the homeowners decide that they want to go forward with the six major steps to get the parish to take over the retention pond it would cost thousands of dollars and that would not guarantee that the parish would accept responsibility. Also, if even one lot owner along the pond rejects the plan to grant a servitude of 10' to 15' of their property for this right-of-way to the parish it cannot go forward. The Board unanimously proposed that we do nothing further regarding getting the parish to accept responsibility for the retention pond as it is functioning within the guidelines required, and the parish engineers do not see a problem with its capabilities in the foreseeable future. A motion to do nothing at this time was made by Oliver McGill and seconded by Mel Bussell. A vote was called, none opposed. The motion passed.

B. Vice President. Shawn Doll reported that the neighborhood Halloween party was a great success. All the children had a great time playing games, going on a hayride, and of course getting lots of treats.

C. Treasurer. Joey Lagreco reported that dues collected including those paid tonight totaled \$14,200. Attached is a copy of the current balance and projected expenses for the year.

#### IV. COMMITTEE REPORTS/OLD BUSINESS

A. Military Road Alliance – Wayne McClure reported that the next MRA meeting is to be held next Wednesday, November 20, 2002. Any CEHA member wishing to attend the meeting is welcome. If you have any concerns that you would like to raise or have raised by one of our representatives, please contact Wayne McClure. MRA helps to sponsor Toys for Tots and requested a donation from its members. Wayne moved that we donate \$50.00 to Toys for Tots. Shawn Doll seconded the motion. A vote was called, none opposed. The motion passed. If anyone would like to give Wayne a personal check to be included with our donation, please contact him.

B. Chanticleer Beautification Committee – Shawn reminded all homeowners living along the lake to keep the grass cut along the water's edge, just as all homeowners must cut and maintain our ditches in the front of our homes. A discussion was held to help clean up the construction sites where there is trash, etc. Wayne McClure suggested that we all help by picking up trash when we see it, and to report to the contractors if their subcontractors are not keeping their construction sites clean.

C. Chanticleer Welcoming Committee – Wayne McClure reported for Ann Roe that if someone moves into the neighborhood to please contact her so she may properly welcome the new neighbors.

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 – No report.

#### V. NEW BUSINESS

A. Christmas Party. The first annual Christmas Party is scheduled for December 7 at 7 p.m. at Salvaggio's Restaurant. Please contact Heidi Boyanton if you can come as soon as possible. Also, we have arranged for babysitters to watch the

children in the neighborhood at the home of Kathy and David Daigle (136 Chantilly Loop). If you would like to take advantage of not having to hunt for a babysitter for the party, please let Heidi know. We hope that the children will be able to play together while we are at the party. There will be a reasonable charge for babysitting.

B. Pets. Regarding your pets and courtesy to your neighborhood. With many children in the neighborhood playing outside, we ask you to keep your dog fenced or on a leash when outside. Be courteous. When you are walking your dog, please remember to curb your dog. Your dog should not be roaming on someone else's property without invitation. If your dog does relieve itself on someone's property, please take care to clean it up. It is your responsibility. Those of us with pets enjoy walking them in the neighborhood, but we all have a responsibility to keep our neighborhood safe for the children and as clean and beautiful as we can.

C. Chanticleer Neighborhood Watch. Mel Bussell introduced Sergeant Joe Way, ACPC, of the Crime Prevention Unit in St. Tammany Parish. Sgt. Way gave a very informative presentation on the Neighborhood Watch Program. Sgt. Way explained the requirements to become a recognized Neighborhood Watch participant and how it would help our neighborhood. He explained the many programs and classes in safety, home security, child safety, Lady Beware, etc. Mel Bussell will work with Sgt. Way to organize meetings in the neighborhood to obtain the requirements to be a participant. All homeowners attending the meeting were very interested in getting this program started. Watch the newsletter for additional information. If you would like to contact Sgt. Way with any questions, please call 875-2105. For more information on Neighborhood Watch Programs and details go to: [stpsocpo@bellsouth.net](mailto:stpsocpo@bellsouth.net) or [www.stpsocpo.com](http://www.stpsocpo.com).

D. Lot Requirements. As a reminder to all homeowners, please review the covenants regarding requirements when building and improving your lot. Sod is required for the front of all homes. No temporary structures are allowed such as storage sheds, etc. There are minimal requirements and guidelines outlined in the covenants. When you are building or improving your lot, please contact the CACC – Glen Ashley, Shea Johnson or Wayne McClure to get approval or to answer your questions.

E. New Stop Signs. For those residents unaware of the reason for the stop signs placed in the neighborhood, Toni Frampton explained that there was a traffic study done and the Parish placed the signs in the neighborhood. Speeding vehicles on the long run from Robert Road down Chanticleer Drive was a common occurrence. There was an explanation on how the stop signs were petitioned for by the residents for our children's safety. Ralph Veth moved that the signs stay as they are. Jeff Romano seconded the motion. A vote was called 26 voted aye, 1 nay. The motion passed. On the same subject, Wayne McClure asked the homeowners to report drivers who speed or do not stop at the stop signs to the owners for whom they drive. Wayne said that these businesses want to be good neighbors and would welcome calls reporting unsafe handling of their equipment.

F. Ditches. Carroll Townsend wanted to know what, if anything, could be done to make the ditches (which have been deepened since original construction) easier

to maintain. After a discussion of the possibilities, it was determined that it would be difficult to change the ditches due to parish drainage requirements.

G. Fountains for the Lake. Linda Ashley requested that the Beautification Committee look into the possibility of lighted water fountains on either side of the bridge for aeration, mosquito control, and beautification. Kendra Wadleigh gave a report on what the information she had gathered so far. Kendra will report at the next meeting with more details and a vote will be called at the next meeting.


H. Sound Barriers. Jeffrey Romano asked if there were any sound barriers planned in the future for Chanticleer along Highway 59. Wayne McClure and Dan Megilligan reported that at the MRA sound barriers were discussed and sound barriers are being placed along the Country Club side of the I-12 now. It may be several years and more dollars before they actually put them in, but we are slated to have them eventually.

I. Next Scheduled Meeting. Our next meeting is scheduled February 11, 2003, which is the second Tuesday in the month. It will be held at the First Pentecostal Church, McKinney Building, 388 Robert Boulevard, Slidell, LA 70458.

#### VI. ADJOURNMENT

There being no further business to discuss at this time, Carol Bussell moved to adjourn the meeting. Glen Ashley seconded the motion. The meeting was adjourned at approximately 8:45 p.m.

Respectfully submitted,

  
LINDA B. ASHLEY  
Secretary