

CHANTICLEER ESTATES HOMEOWNERS ASSOCIATION, INC.
MINUTES OF FOURTH MEETING
FEBRUARY 11, 2003

The fourth meeting of the Chanticleer Estates Homeowners Association ("CEHA") was held at the First Pentecostal Church on Robert Boulevard on Tuesday, February 11, 2003, 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. Mel Bussell moved that the minutes be accepted as written. Gerry Veth seconded the motion. A vote was called, none opposed. The motion passed.

III. OFFICER REPORTS

A. President.

1. Chanticleer Architectural Control Committee ("CACC"). A building procedure for minor renovations was proposed to the homeowners. A "Request for Minor Renovations" form has been created which must be completed by all homeowners wishing to make renovations including, but not limited to the following: the addition of sheds, storage buildings, gazebos, greenhouses, pool houses, pools, spas, fences, or any other construction. The form is also to be used for approval of the removal of trees. The completed form should be submitted to Glen Ashley, Shea Johnson or Wayne McClure (the CACC), who will review the proposed construction or removal to verify compliance with the covenants. The CACC will then make a recommendation, get Reine's approval or rejection, and report back to the homeowner within two weeks. The CEHA Secretary will keep the completed forms on file. Steve MaCasland moved that the building procedure and Minor Renovations form be approved. Kendra Wadleigh seconded the motion. A vote was called, none opposed. The motion was unanimously passed.

B. Vice President. Shawn Doll reported that the Beautification Committee has done a great job adding the flowers at the front entrance and complimented the committee on the seasonal decorations. Shawn also mentioned the problem with large trucks damaging the lawn as they turn into the subdivision. Please report any damage you see to the Board or directly to the company responsible. In addition, he will look into ways to keep the trash picked up along Robert Road.

C. Treasurer. Joey Lagreco was out of town, so Shawn gave the Treasurer's report. An explanation of current expenses was given to the membership. Attached is a copy of the current balance.

IV. COMMITTEE REPORTS

A. Chanticleer Beautification Committee. Kendra Wadleigh thanked all of the homeowners for their participation lining our streets with the luminaries on Christmas Eve. Everyone agreed that was beautiful.

B. Chanticleer Welcoming Committee. We have several new families in our neighborhood: the Errington family (Lot 1), the Montalvo family (Lot 13), Kenneth Mathews (Lot 41), the Romano family (Lot 56), and Donna Wille (Lot 67). Please be sure to welcome them to the neighborhood. We also want to welcome our two new baby girls: Chloe Rose Couvillion, born February 10 to Christine and Michael Couvillion; and Camryn Shea Johnson, born February 19 to Jody and Shea Johnson.

C. Chanticleer Newsletter Committee. Please submit any news to be included in the newsletter to the CNC. Toni Frampton heads this committee.

D. Chanticleer Security Committee. No report.

E. Chanticleer Social Gathering Committee. Heidi Boyanton will be gathering information for a crawfish boil for the neighborhood. All ideas are welcome. Please call Heidi if you are interested in helping or if you have an idea.

F. Neighborhood Watch. Mel Bussell reported that Sergeant Joe Way was called to active duty. Deputy Allshire will be our contact until Sergeant Way returns. To reach Deputy Allshire to set up an inspection of your home, please call 875-2102. If you have any questions other questions, you may call Mel Bussell.

G. Military Road Alliance. Dan Megillan reported that the next MRA meeting will be held February 19 at 7:30 p.m. at Northshore High School 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 or Dan Megilligan.

V. OLD BUSINESS

A. Retention Pond Maintenance and Beautification Proposal. Linda Ashley and Joey Lagreco extensively researched information for the installation of two fountains for the lake. The plan is to install one lighted fountain on each side of the bridge at a point in the lake that will best help with aeration and beautification of our lake. Joey met with Cleco and got specific information on the requirements and approximate cost of the electrical requirements and cost of installation. Linda reported on the Board's proposal to have two Crystal Geyser, Aqua Master fountains installed by the Pond Man. The Pond Man is a Certified Pond Master and recommended the Aqua Master fountains because of their quality and durability. These beautiful floating fountain aerators are one of the most popular aeration tools used today. They create a beautiful spray which absorbs oxygen above the water's surface. The oxygen-filled droplets strike the surface of the water, releasing oxygen and creating additional wave action, while transferring over two pounds of oxygen per horsepower per hour. This continuing cycle of oxygen transfer and circulation will help clear the water in our lake while adding beauty and value to our subdivision.

B. Dan Megilligan distributed several scenarios for financing the fountains. The approximate cost of the fountains and installation is \$7,000. A rough breakdown for each fountain is \$2,600 for each ½ horsepower Crystal Geyser, and \$600 for the light kit for a subtotal of \$3,200 each. The cost of installation is approximately \$100 per hour for the Pond Man. The Pond Man

estimated approximately three hours for installation. There will be some additional charges for extra cable, etc. when it is determined exactly where the fountains will be installed.

C. After a discussion concerning the various proposals Ken Mathews moved that we go forward with the fountains for the lake. Bill Copeland seconded the motion. A vote was called, none opposed. The motion passed.

D. The Board reported that there was enough money in the treasury to pay for one fountain this year. If we maintain a \$200 per lot annual dues for the next year, we will have enough money to pay for the other fountain. Everyone at the meeting voiced a desire to have both fountains installed as early as we can manage it. However, to install the fountains now will require money either through a loan or from payments from CEHA members willing to contribute now against their next year's dues. The membership had no authority to approve setting next year's dues at the meeting, so it was determined that a Special Meeting will be required to set next year's dues. A Special Meeting will give notice to all homeowners that next year's dues will be set at the Special Meeting and will provide all lot owners a chance to participate in the discussion. Ken Mathews moved that a Special Meeting be called in one month, to be set March 11, 2003 at 7 p.m. at the church. Chris Smail seconded the motion. A vote was called, none opposed. The motion passed.

E. During the discussion of the financial matters for installation of the fountains, a question was raised to the Board about the reason a \$5,000 minimum checking account balance was required. The Board briefly explained the minimum required checking account balance for no fees by the bank is \$5,000. In addition, the Board felt that a minimum of \$5,000 was a reasonably safe balance to handle unforeseen contingencies. At the Special Meeting, the Board will answer any further questions about the minimum checking account balance.

VI. NEW BUSINESS

A. Covenant Clarifications. Dan Megilligan reported the need for clarifications on the following covenants. The Board has proposed resolutions to clarify the following covenants.

1. **Article VII, Section 7.1, Number 4 – Fences:** “No fence or wall shall be erected, placed or altered on any subdivision lot near to the street than the back of the main residence.”

Several questions have been raised when having fences approved for installation because of architecture or aesthetics. To clarify the back of the main residence the following is offered:

BE IT RESOLVED that **Article VII, Section 7.1, Number 4 – Fences** is clarified by defining the “back of the main residence” to mean the back portion of the main residence when the back portion is measured by the portion further from the street when placing a mid point along the depth of the main residence of which the fence or wall is to be erected, placed or altered.

2. **Article VII, Section 7.1, Number 33 – Sod Installation:** “The entire front yard from the front of the house to the street right-of-way shall have sod installed.”

The Covenants clearly intend that sod be installed but are silent on timing of installation. To clarify the timing, the following resolution is offered:

BE IT RESOLVED that **Article VII, Section 7.1, Number 33 – Sod Installation** shall mean that sod shall be installed within two (2) months after taking initial possession of the residence.

Steve McCasland moved that the resolutions for Fences and Sod Installation be approved by the membership. Bill Copeland seconded the motion. A vote was called, none opposed. The motion passed.

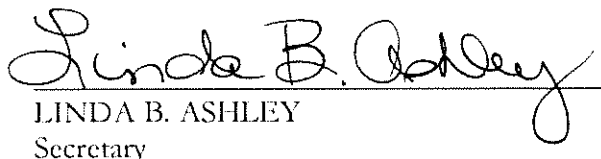
B. Garbage Pickup. It was suggested by the members that our President, Dan Megilligan, approach the waste management companies to get competitive bids. At our next regular meeting, the Board will present two bids of competitive waste management companies regarding the pickup of trash in our neighborhood.

C. Special Meeting. Our next meeting will be the Special Meeting approved by the members. The date and time of the meeting will be March 11, 2003 at 7 p.m. at the church in the McKinney Building. If you will not be able to attend the meeting, please give your proxy to one of the CEHA officers.

VII. ADJOURNMENT

There being no further business to discuss at this time, Ralph Veth moved to adjourn the meeting. Mel Bussell 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 February 11, 2003 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 **Article VII, Section 7.1, Number 4 – Fences** is clarified by defining the "back of the main residence" to mean the back portion of the main residence when the back portion is measured by the portion further from the street when placing a mid point along the depth of the main residence of which the fence or wall is to be erected, placed or altered.

BE IT FURTHER RESOLVED that **Article VII, Section 7.1, Number 33 – Sod Installation** shall mean that sod shall be installed within two (2) months after taking initial possession of the residence.

Dated this 11th day of February, 2003.


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 February 11, 2003, 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 11th day of February, 2003.


NAME: LINDA B. ASHLEY
TITLE: SECRETARY