

CHANTICLEER ESTATES HOMEOWNERS ASSOCIATION, INC.
MINUTES OF FIFTH MEETING
MAY 13, 2003

The sixth meeting of the Chanticleer Estates Homeowners Association ("CEHA") was held at the First Pentecostal Church on Robert Boulevard on Tuesday, May 13, 2003, which began at 7 p.m.

I. SIGN IN AND CALL TO ORDER

Dan Megilligan called the meeting to order. Linda Ashley reported that at the beginning of the meeting 21 lots were represented. A short time later, three additional lot owners arrived for a total of 24 out of 71 lots being represented which constituted a quorum.

Dan Megilligan reported that the bank will no longer charge if our balance falls below \$5,000.

II. SECRETARY READING OF MINUTES OF PREVIOUS MEETING

Dan Megilligan suggested that the minutes of our February meeting be approved as written. Ken Mathews moved and Nat Frampton seconded the motion. A vote was called, none opposed. The motion passed.

Dan Megilligan suggested that the minutes of the March special meeting be approved as written. Ken Mathews moved and Nat Frampton seconded the motion. A vote was called, none opposed. The motion passed.

III. OFFICER REPORTS

A. President. Dan reported that at the last MRA meeting the DODT put a moratorium for 18 months against all road repair work in St. Tammany Parish.

B. Vice President. Shawn reported that the new mulch has been placed at the front entrance.

C. Secretary. Linda asked anyone who would be interested in serving on a committee or on the board for next year to indicate their interest by updating their membership forms.

D. Treasurer. Joey was unable to attend the meeting but he forwarded his report to the Board. The amount of prepaid dues for 2003 through 2004 plus a \$50 donation collected so far is \$6,650. If you have not prepaid your dues for the 2003 – 2004 year, your annual dues of \$200 per lot are due before September 1, 2003.

IV. COMMITTEE REPORTS

A. Beautification – Shawn reported for Kendra. The front entrance maintenance company is doing a good job. Wayne McClure reminded all residents that any damage caused by large trucks or vehicles should be reported to the company responsible to have the damage repaired at their cost.

B. Welcome – Ann Roe reported that we have several new homeowners that have moved into the neighborhood. Welcome to all new Chanticleer homeowners. If you have any questions or if we can answer any questions, just give us a call. We would also like to congratulate Mary and Oliver McGill on the birth of their first child, Sarah Elizabeth.

C. Newsletter – Our newsletter summarizes the minutes of our previous meetings to give an update to all homeowners especially if they were unable to attend the meeting. If you would like to submit news or announcements, please let Toni Frampton or Linda Ashley know.

D. Security – Nat had no report.

E. Social – Our first annual Easter egg hunt and crawfish boil was held April 13. Everyone who attended had a great time. The children all enjoyed the egg hunt and the families enjoyed the great food.

F. MRA – Wayne reported that the MRA meetings are held on the third Wednesday of each month at the Levee Board Building. Anyone interested or who has questions may attend. Our subdivision has three votes, Wayne McClure, Dan Megilligan, and Rob McCarthy. Dan explained that the strength of the MRA as a powerful group capable of swaying voters on issues important to the group.

G. Neighborhood Watch – Mel Bussell was working and unable to attend the meeting.

H. Architectural Control Committee – Glen Ashley reported that several homeowners have contacted the CACC for approval of fences and sheds. Glen reported that Reine has relinquished control of minor improvements or construction to the Chanticleer Architectural Control Committee. Reine will maintain control over major construction (homebuilding). Glen reminded the homeowners that forms for minor improvements, renovations, construction or tree removal should be completed and turned in the CACC for review and approval.

I. Audit Committee – Ralph Veth is performing the annual audit and is currently reviewing the accounting books.

V. OLD BUSINESS

A. Status of the fountains. Linda reported that the fountains were ordered on Good Friday and the installation should be completed by Friday. Thanks again to all of the homeowners who have prepaid dues to enable us to purchase the fountains without the need for a short-term loan.

VI. NEW BUSINESS

A. Trash Management Proposal. Dan Megilligan distributed the Waste Pickup Comparison on the three companies servicing our area. As Dan went through the comparison he also explained the benefits of having only one waste management company in our neighborhood. Less traffic with only one large truck coming into and out of the subdivision which would be safer for our children, it would reduce damage to the streets and entrance, and a discount if the majority of the subdivision participated. The

Board suggested that of the three companies Coastal Waste would be the most beneficial to our neighborhood. Wayne McClure moved that Coastal Waste be the Chanticleer waste company. Nat Frampton seconded the motion. A vote was called, 23 ayes, 1 nay. The motion passed.

B. Covenant Revisions. Nina Teff is heading a committee to review the Covenants in an attempt to clarify some provisions and the opportunity to add provisions that are needed. If you have any concerns or questions or would like to help, please contact Nina. Nina will prepare the revised Covenants in mid July and they will be presented to the membership at the August meeting. If sixty-seven (67%) percent of all lot owners (whether in attendance or not) vote to change the Covenants we will go forward with recording the new Covenants in the public records.

C. Process for Handling Homeowner's Concerns. If any homeowner has a problem or issue that needs to be addressed, there are several committees and the Board to help you. The Board meets more regularly than our quarterly regular meetings to handle the day-to-day business of Chanticleer. If any homeowner has a concern or is not satisfied with the handling of their problem or question, all committees are answerable to the Board, who is answerable to the membership as a whole. The covenants as they stand now are printed in our handbook. The forms for construction, renovation, improvements and tree removal should be filled out and turned into the Architectural Committee for review. This form is a checklist that allows everyone to understand that the new construction, renovation, improvements or tree removals will be done according to the covenants. These forms are signed by the committee, who reviews the project and verifies that the project is to be done within covenant guidelines. The Committee then returns a signed form back to the homeowner as quickly as possible to enable them to go forward with their project once approved. If there are questions concerning the project, the committee may make suggestions to enable the homeowner to complete their project with changes that will be within covenant guidelines.

D. Nominating Committee for Officers. Ralph Veth has agreed to head the committee for nomination of officers for next year. Shawn Doll will assist Ralph in preparing a slate of proposed officers 21 days prior to the August 12 meeting.

VII. ADJOURNMENT

There being no further business to discuss at this time, Bill Copeland moved to adjourn the meeting. Emmett Mercier seconded the motion. The meeting was adjourned at approximately 8:30 p.m.

Respectfully submitted,

LINDA B. ASHLEY
Secretary