

CHANTICLEER ESTATES HOMEOWNERS ASSOCIATION, INC.
MINUTES OF SIXTH MEETING
AUGUST 12, 2003

The sixth meeting of the Chanticleer Estates Homeowners Association ("CEHA") was held at the First Pentecostal Church on Robert Boulevard on Tuesday, August 12, 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 33 lots were represented.

II. SECRETARY READING OF MINUTES OF PREVIOUS MEETING

Dan Megilligan suggested that the minutes of our May meeting be approved as written. Emmett Mercier moved and Bill Copeland seconded the motion. A vote was called, none opposed. The motion passed.

III. OFFICER REPORTS

A. President. Dan reported that at the Board of Directors Meeting held July 19, a letter to all undeveloped lot owners was approved to be mailed regarding maintenance of overgrown weeds. Lot 2 is in the process of getting a permit for development, Lot 65 should begin construction in a month to a month and a half, and Lot 45 has not yet responded. A variance was approved by the Board and given to the Architectural Committee for the construction of the Errington's shed on Lot 1.

B. Vice President. There will be no increase in the cost of lawn maintenance for the upcoming year.

C. Secretary. Linda asked all to complete a new Membership form to update old information or to give new information. All members interested in serving on a committee should indicate their interest on their membership form.

D. Treasurer. Joey was unable to attend the meeting, however Stephanie Lagreco gave his report to the CEHA. A little more than half of the CEHA have prepaid their dues for the upcoming year 2003 through 2004. In the last mail out prior to this meeting all CEHA members were given an invoice with either a zero balance (for prepaid CEHA members) or a \$200 per lot assessment for dues for the 2003 – 2004 year. All dues payments are due before September 1, 2003.

IV. COMMITTEE REPORTS

A. Beautification – It was suggested that money allotted towards beautification for the upcoming year include: replacing the two bird ornaments that were originally on the front brick wall to the two outer brick walls, possibly adding lights to the center brick wall (where we have electricity), adding colorful flowers to the entrance, replacing or removing the old ribbons, and possibly trimming the shrubs shorter so more of the brick walls may be seen. A clean-up day will be planned soon.

B. Welcome – Ann Roe reported that we have several new homeowners who have moved into the neighborhood. If you have any questions or if we can answer any questions, just give us a call. Booklets are available that contain the covenants and a list of CEHA members. The Neighborhood Directory is passed around to update information on CEHA members.

Welcome to Barbara and Mark Gayheart, who recently moved in Chanticleer (Lot 16). Welcome home and thanks to Bradley Errington, one of our servicemen who has returned home from serving Kuwait. Congratulations to Melanie and Shawn Doll on the birth of their son, Carson Michael Doll, born August 1, 2003 (Lot 15).

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 Linda Ashley know.

D. Security – Nat was unable to attend and there was no Security report.

E. Social – Our first Ladies Night Out was held at Osaka's restaurant Thursday, August 7. It was a great success. Heidi asked all to RSVP as soon as possible in order to make reservations and to be notified if there are any changes in plans for future events. Heidi also reported that the Chanticleer Halloween party planning is in the works. If you have any ideas or suggestions or if you would like to volunteer to help plan the neighborhood party, please contact Heidi.

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 and Dan Megilligan have been attending to represent the CEHA. Steve McCasland volunteered to be designated as the third voting member representing the CEHA. Dan explained the strength of the MRA as a powerful group capable of swaying voters on important issues.

A current issue that will be discussed is clean up of the ditches along Robert Road to improve drainage.

Dan and Wayne also explained that a new subdivision was discussed at the last MRA meeting that will be built off Robert Road near the Blue house near Lincoln Road.

G. Neighborhood Watch – Mel Bussell explained the importance of the CEHA becoming a Neighborhood Watch member. He urged all CEHA members to call Deputy Phillip Aleshire, Crime Prevention Specialist, at 985-875-2102 for information on the Neighborhood Watch Programs and how you can help improve the safety of your home and our neighborhood. This is a free service.

H. Architectural Control Committee – Glen Ashley reported that several homeowners have contacted the CACC for approval of fences and sheds. Glen reminded all CEHA members that they **MUST** complete the form for minor improvements, renovations, construction (sheds, fences, additions, pools, gazebos, etc.) or tree removal **BEFORE** any work is started.

The completed form should be turned in the CACC for review and approval. 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 which allows the Architectural Committee to verify that the new construction, renovation, improvements or tree removals will be done according to the covenants. The submitted form is then reviewed by the Committee and the site is checked to verify that the project is planned within covenant guidelines. The Committee then returns a signed form back to the homeowner as quickly as possible to enable the homeowner to go forward with their project once approved.

If the project cannot be approved as proposed, the Committee may help by making suggestions to enable the homeowner to complete their project with changes that will comply or a variance may be requested from the Board of Directors. If a variance is required, the Board will determine if it should be approved and if so, the variance will be granted. The written variance will be given to the Architectural Committee, who will give the results to the homeowner requesting same.

All approved forms and variances are maintained by the CEHA Secretary.

I. Audit Committee – Ralph Veth reported that a six month audit was performed and that an annual audit will be done before the accounting books are turned over to the new Treasurer. Ralph reported that there were no problems with the books and that the audit was successful.

V. OLD BUSINESS

A. Dan reported that Coastal has overwhelming been selected by the homeowners as their waste management company. If you wish to become a Coastal customer when your current contract is concluded, please let Coastal know you are a Chanticleer homeowner. Also, please call to put your name on the waiting list for recycle bins (which are currently on backorder).

VI. NEW BUSINESS

A. Covenant Revisions. Nina Teff reported on her review of the covenants and provided a handout of the outline of her analysis regarding the need to clarify some provisions and the opportunity to add provisions that are needed. The CEHA membership briefly discussed their concerns and issues they felt needed to be addressed. The main concerns were flexibility, clarification of some wording, updating certain information, and ways to clearly set forth the authority of the CEHA Board to enforce the covenant restrictions, including what actions can and will be taken in order to force compliance if necessary. The actions include, but are not limited to: assessing interest and fines on past due balances, including non-payment of dues, for non-compliance of landscaping and/or sod installation, upkeep or use of property, non-approved renovations or new construction of any type including but not limited to fences, pools, sheds, gazebos, etc., and/or placing liens on non-complying properties. Drafts of new restated covenants will be presented to the CEHA members at the November CEHA meeting. Once approved by the CEHA members (67% or 48 lots of the total 71 lots is required to change the covenants), an outside counsel will be obtained to review the new restated covenants. A \$500 maximum was proposed for fees and costs to go forward with recording the new Covenants in the public records. A motion to go forward with the revision of the Covenants, approving a \$500 maximum

was made by Emmett Mercier, Brad Errington seconded the motion. A vote was called, all approved, none opposed. The motion passed.

David Daigle, Emmett Mercier, and Beatriz Woodall volunteered to work with Nina to prepare the draft of the Covenants for the November CEHA meeting.

B. Proxy for CEHA Homeowners. It was proposed by the Board that CEHA homeowners could sign a proxy that would stand if a homeowner was not in attendance or had not given their proxy to another homeowner to vote for them on specific issues. The CEHA Secretary will maintain all proxies, including the one signed by CEHA homeowners who wish the Board to vote for them if they cannot attend and have not given their proxy to another CEHA member.

C. Budget for the coming year. Dan reviewed the proposed budget that was mailed to all CEHA members before the meeting. Dan explained that the \$500 approved for revision of the Covenants would reduce the balance by that amount. A motion made by Ralph Veth to approve the budget for the coming year. Emmett Mercier seconded the motion. A vote was called, all approved, none opposed. The motion passed.

D. Nominating Committee for Officers. Ralph Veth passed the ballots out for the officers for next year. President – Emmett Mercier, Vice President – Nina Teff and Ken Mathews, Secretary – Linda Ashley, and Treasurer – Dan Megilligan. Ralph asked if there were any nominations from the floor. None were offered. Wayne McClure moved that the nominations be closed. Heidi Boyanton seconded the motion. A vote was called, all approved, none opposed. The motion passed. The ballots were collected by Ralph Veth, who gave the results at the end of the meeting. President – Emmett Mercier, Vice President – Nina Teff, Secretary – Linda Ashley, and Treasurer – Dan Megilligan. The new CEHA officers will take over September 1, 2003.

E. Drainage Concerns. Deborah and Dan Lascari raised their concerns about the level of water after heavy rains and asked questions about the responsibility of the pond. Dan Megilligan explained that earlier in the year the Board raised these issues with the parish and was told that the pond was the responsibility of the subdivision. The parish had previously required the developer to make drainage improvements after Allison to improve the drainage of the pond to handle a 300-year storm. Once the developer made the improvements, he was able to give the responsibility to the CEHA.

Mark Gayheart made several suggestions to help improve the flow of water to the pond which included cleaning out drains in front of our homes and keeping trash out of the pond. Beatriz Woodall said that her husband Robert, would help on a committee to work with the parish and the CEHA on drainage issues and improvement. Brad Errington also reported that the water flowing from the Cemetery Road towards Chanticleer on the back side of the lots along the road and into the pond was very high during the last storm. Mark Gayheart, Robert Woodall and Brad Errington were nominated to serve on the new CEHA Drainage Committee with the Board on current and future drainage issues. The CEHA Drainage Committee may also work with the CEHA Military Road Alliance to get additional information and help in this area.

VII. ADJOURNMENT

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

Respectfully submitted,

LINDA B. ASHLEY
Secretary