

CHANTICLEER ESTATES HOMEOWNERS ASSOCIATION, INC.  
MINUTES OF EIGHTH MEETING  
FEBRUARY 10, 2004

The eighth meeting of the Chanticleer Estates Homeowners Association ("CEHA") was held at the First Pentecostal Church on Robert Boulevard on Tuesday, February 10, 2004, which began at 7 p.m.

I. SIGN IN AND CALL TO ORDER

Emmett Mercier called the meeting to order. Linda Ashley reported that at the 39 out of 71 lots were represented.

II. OFFICER REPORTS

A. President. Emmett Mercier welcomed everyone to the homeowners meeting and introduced Captain Jim Estes and Captain David Hall from the St. Tammany Sheriff's Department who were invited to give an update on the recent criminal activity in our neighborhood. Everyone was very interested in getting information on the status of their investigations.

It was obvious that both officers were not totally informed about our concerns of the handling of the incidents. They reported on the questioning, recovery of some items that had been stolen, and the possibility of other individuals yet to be questioned. They asked if any homeowners had additional information or items missing, that they contact the Sheriff's Department to give a report.

However, when several of our homeowners who personally were involved explained to the officers exactly what happened, both officers said that they would get to the bottom of the situation and both pledged that the handling of criminal activity in our neighborhood would be handled very differently in the future. There were some questions raised concerning 911 calls not being followed up by an officer, no statements being taken from the homeowners present, or homeowners who called to report problems. The officers admitted that there were some problems and errors made. We were told that the officers who did not respond in the manner required would be held accountable.

The officers suggested that the homeowners contact the Neighborhood Watch program. They suggested the installation of surveillance cameras may help deter future crime and also they suggested that we have the GEO problem (location of properties after 911 calls) checked. We were also told that there would be regular patrols in our neighbor to deter future crimes.

Emmett thanked the officers for coming to our homeowners' meeting to give the report and for taking time to listen to our concerns.

Emmett then introduced Barry Baggert to the homeowners. He gave a brief explanation of the drainage issues and what plans are in the works to help with drainage issues. Mr. Baggert explained that future building of subdivisions along Robert Road may cause additional drainage problems. The parish is trying to plan for this,

however, the costs for solving drainage issues is extremely high. We were reminded again that our retention (lake) is our responsibility, but some time in the future we may get some help from the parish if they can route the drainage across the interstate to Gum Bayou, to the PoBoy Canal along Brownsitch Road. The parish has two universities looking into drainage issues and solutions.

Emmett thanked Mr. Baggert for his report and time.

Emmett then excused the officers and Mr. Baggert so the regular homeowners meeting could continue.

B. Vice President. Nina Teff gave a shortened report on covenant revisions due to the time already taken by the officers and Mr. Baggert. A draft of the covenants will be distributed to those persons who offered assistance in helping to update our covenants soon. Once those covenants are reviewed they will be distributed to the homeowners for their review.

C. Secretary. Linda Ashley reported that the newsletter that summaries the minutes of the previous meeting was distributed to all homeowners. It was unanimously approved that the minutes of the last meeting be approved as written. Emmett Mercier asked that the minutes of our November meeting be approved as written. After a motion duly made and seconded, a vote was called, none opposed. The motion passed.

D. Treasurer. Dan Megilligan gave a brief report of the balance in our account. Copies were available for the homeowners when they signed in.

### III. COMMITTEE REPORTS

A. Beautification Committee. The front entrance was discussed. It was brought to our attention that one of the rain sensors was broken. Joey Lagreco will replace the sensor.

B. Welcoming Committee. Susan Mercier reported that there were no new additions to the neighborhood though there are several homes under construction.

C. Newsletter Committee. If you would like to submit news or announcements, please let Linda Ashley know.

D. Social Gathering Committee. If you have any ideas or suggestions or if you would like to volunteer to help plan a neighborhood party, please contact Stephanie Lagreco.

E. Military Road Alliance Committee. Wayne McClure reported that the MRA meetings are scheduled for the third Wednesday of every month at the Levee Board office. Anyone may attend these meetings. If you have any concerns that you would like to raise or have raised by one of our representatives, please contact Wayne McClure, Dan Megilligan. Wayne reported that at the last MRA meeting the new construction impact fees were discussed. Up to \$7,000 for new construction is

proposed. There are also many new, more stringent rules and guidelines being enforced.

F. Neighborhood Watch Committee. Mel Bussell 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. There is no charge for this service.

G. Architectural Control Committee. All CEHA **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 must be turned in the CACC for review and approval. All approved forms and variances are maintained by the CEHA Secretary.

H. Audit Committee. – Ralph Veth reported that the final report was completed on the fiscal year end of 2003.

#### IV. OLD BUSINESS

A. Wood Duck Houses. Wayne McClure reported that the wood duck houses will be installed within the next few weeks.

#### V. NEW BUSINESS

A. Resolution for Permanently Setting Annual Dues to \$200. The following resolution was presented to the homeowners. After a motion was duly made and seconded, a vote was called, none opposed. The resolution passed unanimously.

**BE IT RESOLVED**, that the annual assessment per lot be set at Two Hundred and No/100 (\$200.00) Dollars per year to be paid on or before September 1 of each year. This resolution will eliminate the requirement to annually vote to set the assessment amount at \$200 per year per lot. Should the CEHA members determine at a future date that the amount of annual assessment should either increase or decrease, another resolution must be presented to the CEHA members for their approval to reset the annual assessment.

**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.

**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 dues for circumstances beyond the control of the Lot Owner in debt to CEHA.

Resolution Concerning Open Burning Restriction for Chanticleer Subdivision. The following open burning resolution was presented to the homeowners.

**BE IT RESOLVED**, that burning of yard debris (such as grass, leaves, branches, etc.) or trash not be permitted in Chanticleer Estates. This restriction is not meant to disallow barbeque pits, smokers, fireplaces, or other similar containers for enjoyment of an outside fire, but instead this resolution is to restrict and eliminate the open burning of trash and yard debris.

**BE IT FURTHER RESOLVED**, that a fine in the amount of \$ \_\_\_\_\_ be set for such burning, which is payable to the CEHA.

After discussion on the floor, it was decided to table the resolution, and to vote on the issue at the next regular homeowners meeting.

B. Security/Halloween Security. A discussion regarding security throughout the year as well as on Halloween night was held. Emmett Mercier and Dan Megilligan will look into options for security and give a report at our next homeowners meeting.

C. Website. Dan Megilligan has been working with Ken Mathews to develop a website for the subdivision. Due to the lengthy discussions at the beginning of our meeting, this matter will be discussed in more detail at our next homeowners meeting.

D. Next Meeting. Our next meeting is scheduled on **Tuesday, May 11, 2004 at 7 p.m.** The address is 388 Robert Boulevard (First Pentecostal Church, McKinney Building). If you have an agenda item that you would like discussed at our next meeting, please contact the CEHA Board. If you will not be able to attend the meeting, please give your proxy to one of the CEHA officers.

## VI. ADJOURNMENT

There being no further business to discuss at this time, the meeting was adjourned at approximately 8:45 p.m.

Respectfully submitted,

  
LINDA B. ASHLEY  
Secretary

**RESOLUTION  
OF  
CHANTICLEER ESTATES HOMEOWNERS ASSOCIATION, INC.**

At the February 10, 2004 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:

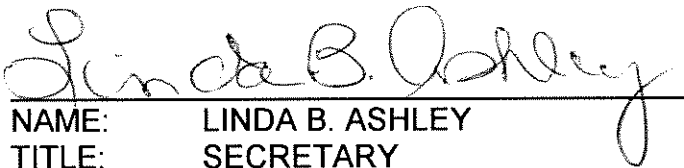
**BE IT RESOLVED**, that the annual assessment per lot be set at Two Hundred and No/100 (\$200.00) Dollars per year to be paid on or before September 1 of each year. This resolution will eliminate the requirement to annually vote to set the assessment amount at \$200 per year per lot. Should the CEHA members determine at a future date that the amount of annual assessment should either increase or decrease, another resolution must be presented to the CEHA members for their approval to reset the annual assessment amount.

**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.

**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 dues for circumstances beyond the control of the Lot Owner in debt to CEHA.

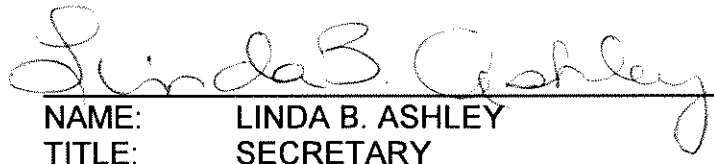
Dated this 10<sup>th</sup> day of February, 2004.

  
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 10, 2004, 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 10<sup>th</sup> day of February, 2004.

  
NAME: LINDA B. ASHLEY  
TITLE: SECRETARY