

CHANTICLEER ESTATES HOMEOWNERS ASSOCIATION, INC.
MINUTES OF NINTH MEETING
MAY 11, 2004

The ninth meeting of the Chanticleer Estates Homeowners Association ("CEHA") was held at the First Pentecostal Church on Robert Boulevard on Tuesday, May 11, 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 26 out of 71 lots were represented. This is sufficient for a quorum.

II. OFFICER REPORTS

A. President. Emmett Mercier welcomed everyone to the homeowners meeting. Emmett encouraged everyone to please contact Coastal Waste to receive a recycle bin if they have not done so. The recycle bins are emptied every Monday. Coast Waste has plenty of recycle bins at the present time. Recycling is important not only in our lifetime but also in the lifetime of future generations.

B. Vice President. Nina Teff reported on the Covenants and By Law revisions under Old Business.

C. Secretary. Linda Ashley reported that the newsletter that summaries the minutes of the previous meeting was distributed to all homeowners. Also, all past minutes, newsletters and other documentation can now be viewed on our website. Emmett Mercier asked that the minutes of our February 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 as of April 30, 2004. The balance was \$3,864.47. Dan explained that we should have a balance of around \$1,000 before the next year's dues are collected in August 2004.

If you wish to view the status of our account, you may do so on our website – www.chanticleerestates.org.

III. COMMITTEE REPORTS

A. Beautification Committee. Stephanie Lagreco reported for Kendra. The front entrance was discussed. Stephanie reported that the maintenance company is not pulling weeds as needed. The committee has been trying to help, however if we are paying this company to do monthly maintenance they feel that they should be doing a better job.

Fertilizing is not being done on a regular basis. According to our contract, we must tell the company to fertilize, mulch, plant rye grass, etc. We incur the expense;

they furnish the labor for regular grass cutting maintenance and extra work done for their monthly fee.

Joey Lagreco has replaced the sprinkler head that was broken. This should reduce the puddles of water on the right side of the entrance. It was also suggested by Travis Hoff that we look into adding some kind of drainage along the outside edges of the entrance drive. This may help drainage of the entrance drive during heavy rains.

Stephanie also commented on the fact that they need some assistance in improving the looks of the front entrance. It generally needs to be cleaned up. The shrubs need to be trimmed, the bricks leveled, adding more garden soil, and some additional planting. Kendra previously got a bid to have the bricks leveled. At the time of the bid, it was decided not to expend the money due to our projected fiscal year-end balance.

The Board will write a letter to the maintenance company asking them to do a better job at maintaining our front entrance. Cleaning the gardens of weeds and maintaining a weed-free look will be required, trimming the shrubs and fertilizing will be put on a regular maintenance schedule. The Board will also verify the date of our contract renewal and will ask for bids from other maintenance services to get competitive bids for next year.

B. Welcoming Committee. Susan Mercier reported that there is only one new family moving into the neighborhood and there are several homes under construction. Ken Mathews has sold his home on Chantilly Loop and when the Welcome Committee went to welcome the new owners they were not had not moved in yet. However, they report the painters enjoyed their welcome gift!

We would also like to welcome McAllister Wadleigh to Kendra and Scott Wadleigh. Marshall now has a new baby sister.

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

D. Social Gathering Committee. Stephanie Lagreco suggested getting together for a neighborhood gathering sometime soon. A general discussion on where to hold the gathering was discussed. The cul-de-sac near the President and the Mayor on North Woodlake Way was determined to be the place. Heidi Boyanton commented that social gatherings should be a community effort and should not fall on only one person's shoulders. Everyone agreed that it should be a joint effort.

Ideas for a neighborhood barbeque were discussed. It was decided that each family would be responsible to bring their own drinks, a side dish to share, and whatever meat they would like to serve to their family. Several barbeque pits were volunteered along with grill masters. A notice will be sent out soon for the date and time.

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 or Dan Megilligan. Wayne discussed the importance of the MRA to our subdivision in keeping us informed and getting new ideas to improve our neighborhood. Wayne reported that our subdivision had participated in the parish wide spelling bee. Wayne also reported that Chanticleer needs another person who can attend the meetings. Please contact either Wayne McClure or Dan Megilligan if you will be able to attend the MRA meetings.

Wayne and Dan also reported that drainage improvement may be in our future. We were told that Barry Baggert is still trying to get right of ways to help the drainage project. Wayne reported that Baggert is trying to connect our drainage with the Tuscany Subdivision. This would allow our drainage to flow naturally to the south instead of north then south as it is now. Wayne reported that this may take a long time to accomplish.

F. Neighborhood Watch Committee. Carol Bussell reported for Mel, who was unable to attend, that all CEHA members call to set up their inspection. We still do not have enough people signed up in our neighborhood to become an official Neighborhood Watch Community. Deputy Phillip Aleshire, Crime Prevention Specialist, is the contact person to call (985-875-2102). It takes no longer than 45 minutes to do an inspection. Several homeowners who have had the inspection noted that they were given many ideas to improve the safety of their homes. This is a free service. Carol also reported that the 911 issue has been resolved.

G. Architectural Control Committee. Linda Ashley reported for Glen, who was unable to attend. All requests for improvements are up to date. We appreciate the cooperation from the homeowners in complying with our guidelines that you **MUST** complete the form for minor improvements, renovations, construction (sheds, fences, additions, pools, gazebos, etc.) or tree removal **BEFORE** any work is started. The form is available on our website at www.chanticleerestates.org. The completed form and attached survey/drawings or plan(s) must be turned to the CACC for review and approval. All approved forms and variances are maintained by the CEHA Secretary.

H. Audit Committee. – Ralph Veth reported that no report is due at this time.

IV. OLD BUSINESS

A. Wood Duck Houses. Wayne McClure reported that the wood duck houses have been installed. Some residents have reported seeing some wood ducks since the installation.

B. Open Burning Issue. Linda Ashley reported that the Board met and discussed the importance of the subdivision deciding the issue of open burning. Enforcing such a restriction would be time consuming and costly. In addition, we all agreed that no one would want the job of policing the subdivision.

If the subdivision decides it would like to ban opening burning, this would require a vote of two-thirds of the entire subdivision (present or not) to add this to our covenants. A copy of the laws of St. Tammany Parish regarding open burning was included with the meeting notice. The laws are included in the drafts of our proposed covenants to inform everyone of the laws of our Parish. In addition, a sheet of information concerning the health hazards was also included. This information sheet was provided by one of our homeowners to allow everyone information to make an informed decision if they choose to burn. Wayne McClure and Brad Errington made several points concerning being a good neighbor and being considerate of others if you choose to burn. Wayne also mentioned reasons he was in favor of burning which included not overfilling our landfills.

C. Website. Dan Megilligan talked about the two scenarios for a website for our subdivision. He has worked with Ken Mathews on a plan for a multi-subdivision website (of which ours would be a part) for a two year guaranteed free service. The downside is that we would not have as much control and we can't speculate on the cost after two years. Additionally, the construction of this website is time consuming to populate with various documents.

Dan, on his own, went on the internet and downloaded a program to create a website for our subdivision. He developed a web site for our subdivision and had complete control over its content. Dan reported that the trial period for this website ends this week.

Dan's website would allow all residents to update information, print forms for submission to the Architectural Committee, read Covenants, By Laws, Right of ways and Servitude Agreements, past minutes, newsletters, announcements, miscellaneous services contacts, etc.

The website also has privacy features so only our subdivision residents would be able to view its contents. Also, Dan's plans include that each lot owner would have their own password protected page to update their personal information. This allows the administrator (Dan Megilligan) to view the contents, but allows the individual homeowner the opportunity to make it public to our neighborhood or private (just to the administrator). Those who put their information on this website will be able to receive instant notices. If we have good or bad news it can be circulated quickly and at no additional cost.

The cost of the website is \$200 for one year. We know that the cost of sending information to all homeowners can be very expensive for copying and mailing. This would eliminate the majority of those costs.

Wayne McClure made a motion to secure the website for the subdivision for one year. Shawn Doll seconded the motion. A vote was called, none opposed. The motion passed unanimously.

The website address is **www.chanticleerestates.org**. Once you type that in our password to enter the website is **CEHA (all caps)**. If you have any questions, please call Dan Megilligan. Please visit the website and add your information.

If you have any suggestions for miscellaneous contacts, please give this information to Dan Megilligan so he may include it in our site. Bea Woodall suggested that we add this miscellaneous contacts list to include, babysitters, lawn care, housecleaners, etc. Please take some time to gather information to add to our website.

D. Security. Dan Megilligan has posted a four-page report that is on our website at **www.chanticleerestates.org** which details security and the costs of security for your review and information. No actions on Dan's report were taken at the meeting; the information presented is for future review and consideration.

E. Perimeter Fences. Chris Smail worked with a committee on perimeter fencing and turned in a report to the Board. It was generally broken down into three categories. No fencing, holes in existing the fence, and gaps under the fence. The determination was that each homeowner be responsible to repair and/or install fencing for their property. Once the perimeter fencing is finished, it should be much more difficult to gain access to our subdivision by vagrants or intruders. The report will be posted on our website at **www.chanticleerestates.org**.

F. Covenants and By Laws. Nina Teff reported on the progress of revision of the covenants and by laws. It was explained to the homeowners that the drafts of the covenants and by laws are posted on the website for review by all homeowners at **www.chanticleerestates.org**. Each document has both a marked up and clean version for ease of reading. The original covenants and by laws have been generally arranged so that the covenants lists the information about the subdivision and points the reader to the correct place to get information not covered in the covenants. The Architectural Committee By Laws were created to govern and maintain all related issues. The By Laws handle all other rules, regulations and enforcement issues. Nina asked several volunteers to read through the documents for additional suggestions or comments on the organization of the documents.

It was determined that this is an important enough issue that we need a Special Meeting to review these documents. This will be the only reason for this meeting. The Special Meeting was scheduled for the second Tuesday, in July (July 13th) at 7 p.m. to be held at the First Pentecostal Church, McKinney Building. Please come prepared to go over these documents and make any revisions necessary.

After the meeting the documents will be handed to an attorney to verify they are in a legal and enforceable format. At the regular annual August meeting (August 10th), the membership will be asked to vote on these revised documents. A ballot system will be held. The ballots will be sent out with the August meeting notice. The ballots must be turned in to the Board before the meeting if you will not be able to attend. Remember we must have at least two-thirds of the subdivision to vote affirmatively to pass.

If the documents are approved by the subdivision, then they will be filed in the records of St. Tammany Parish so everyone living in the subdivision now or in the future will have to abide by them. They will be our new governing rules and regulations. If they should have to be changed, we will have to go through this process again. As it is very difficult and time consuming to do this we ask everyone to seriously consider these documents and make an effort to contact Nina if you have anything that needs to be address before our Special Meeting in July. This will enable us to go through the documents and get them done in a reasonable amount of time.

V. NEW BUSINESS

A. Clean Up Day. Shawn Doll suggested that we have a clean up day to clean all our mail boxes and clean and repaint all of our signs and sign posts. An idea to do this on the same day as the neighborhood barbeque was suggested. A notice will be sent out to all homeowners soon.

B. Nominating Committee for Board of Directors. Ralph Veth was asked to serve on the Nominating Committee to present a slate of officers for next year.

C. Next Meeting. Our next meeting is the **SPECIAL MEETING** scheduled on **Tuesday, July 13, 2004 at 7 p.m.** Please come prepared to discuss the Covenants and By Laws. This is a working meeting to discuss these documents only. No other business will be discussed. Our next Regular Scheduled Meeting is August 10, 2004 at 7 p.m. The address for both meetings is 388 Robert Boulevard (First Pentecostal Church, McKinney Building).

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