

CHANTICLEER ESTATES HOMEOWNERS ASSOCIATION, INC.
MINUTES OF TENTH MEETING
AUGUST 10, 2004

The tenth meeting of the Chanticleer Estates Homeowners Association ("CEHA") was held at the First Pentecostal Church on Robert Boulevard on Tuesday, August 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 34 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 reported that he had checked on the status of the repair of the fences along the interstate. It appears that the Highway Department is currently out of funds for this project, but they will keep us in mind when they do receive more funds. Emmett also reported that the Welcome Center on I-59 should be open in a couple of weeks.

B. Vice President. Nina Teff reported that she is currently obtaining bids for the lawn care for the up-coming year. Nina asked anyone who knew of a company that would like to bid on the work to please let her know. The bids are for lawn care, garden planting of seasonal flowers and trimming or weeding the high grass around the bridge. The Covenants and By Law revisions will be discussed 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 May meeting be approved as written. After a motion duly made and seconded, a vote was called, none opposed. The motion passed. Linda also explained that there were not enough homeowners present or who had given their proxy and/or ballots to approve the covenant and by-law revisions. Our present covenants require a two-thirds vote of the entire subdivision (47 homeowners) voting to approve the documents to pass.

D. Treasurer. Dan Megilligan gave a brief report of the balance in our account. Dan also had a revised budget for the next fiscal year which he asked be approved by the homeowners that allowed additional monies to be set aside for possible lien filings, and additional money for security on Halloween Night. Dan explained that some of the homeowners had begun paying their annual dues and several homeowners paid tonight at the meeting. Dan explained that he expected to continue to see the dues trickle in before September 1. A letter will be sent to all homeowners who have not paid their dues by September 1 to remind them that there will be interest and a penalty charged on the dues not paid by October 1. If necessary liens will be placed on properties that are not current with their annual dues. 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. Kendra was not present at the meeting. Ralph Veth mentioned that Gerry, his wife, had worked on the front entrance and had planted some caladiums and lantana to add some color. Emmett explained that Gerry was reimbursed for the expense of the plants.

Todd Barattini said that several undeveloped lots had very high weeds on them. Three of the lots are owned by one person, who now has for sale signs on the lots. He requested that we contact the owners to have the lots cut and maintained. Dan Megilligan explained that the Board had done this previously when Reine still owned many of the undeveloped lots. The Board got a good response at that time. The Board will write letters to the owners and notify them that they must maintain their lots, keeping weeds and underbrush cut.

Dan Lascari asked that something be done regarding the high weeds in the water by the bridge. Nina Teff said that when she got bids for the lawn care service she would include maintaining the weeds in the water by the bridge.

B. Welcoming Committee. Emmett reported for Susan Mercier who was out of town. There are four new families in the neighborhood that have all been welcomed. Emmett and Susan brought each a welcome gift along with our information booklet, current newsletter, and neighborhood directory.

We would also like to announce that Stephanie and William Cain have a new baby girl and the Benita and Jeff Romano have a new baby boy.

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

D. Social Gathering Committee. Stephanie Lagreco was not at the meeting. Since the neighborhood cookout, we have not gotten together. Kids sports have been the main item on everyone's agenda this summer. Emmett said that we missed the national Night Out Against Crime. He said that the Sheriff's department showed up and was a little surprised that we had not done something in the neighborhood.

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. Wayne reported that there will be a forum for the judge's race at Boyet on August 31 from 7 p.m. to 9 p.m. If you are interested in hearing their views, you may attend this meeting. Wayne also mentioned that he had received an email regarding solid waste collection regarding the Military Road corridor. Because our subdivision is maintained by Resolve, we have no concern with this issue.

F. Neighborhood Watch Committee. Mel Bussell reported Deputy Phillip Aleshire, who was heading up the Neighborhood Watch Committee is no longer in

charge of this program and is instead working on the streets in the motorcycle division. If you are interested in Neighborhood Watch, please contact the Sheriff's office at 985-875-2102 for information.

G. Architectural Control Committee. Glen Ashley reported that there had been several requests for fences, swimming pools and tree removal. 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.

Glen asked if Reine (the developer of the subdivision) still had control over new construction. Glen's main concern was that new lot owners may not know the guidelines outlined in our covenants.

H. Drainage Committee. Mark Gayheart could not attend the meeting. Barbara Gayheart said that Mark had no report at this time.

I. Audit Committee. – Ralph Veth reported that at the end of the fiscal year an audit would be done.

IV. OLD BUSINESS

A. Covenants and By Laws. Nina Teff reported that the homeowners that attended the special meeting to go over the proposed revisions of the covenants and by laws had ideas and helped with additional revisions to the documents. Those documents were distributed to all the homeowners for their review and approval. The documents could not be approved without the two-thirds vote at the meeting.

Three issues were brought up and openly discussed by the homeowners at the annual meeting.

First, Dave Daigle said that his boat, though behind a fence was still visible from the street. He wanted to know if that could be allowed. He felt that it was unreasonable to ask that a fence be erected to hide a boat windshield, etc. An open discussion among the homeowners present determined that as a whole the homeowners were not offended by a boat behind a fence as long as the majority of the item was hidden from the front of the street. Percentages of visibility were discussed, but it was decided that it should be considered on a case-by-case basis by the Architectural Committee. After several tries to get the wording satisfactory to all, Nat Frampton moved that: If the majority of the item is kept behind a fence and the majority of the item is not visible from the front street, the Architectural Committee, in their discretion, may give their approval. If the Architectural Committee does not give their approval, the homeowner may appeal the Architectural Committee's decision with the CEHA Board. After the motion was duly made and seconded, a vote was called to present this change in the covenants to the entire membership, none opposed. The motion passed. This change will be added to

the covenants and by laws which will be presented to the homeowners for their final approval before it can become effective.

The second item that was discussed was brought up by Brian Howell regarding the removal of trees that are not dead. Brian asked that if the homeowners would consider a homeowner wishing to remove and replace trees to fit a landscaping scheme or plan. The Architectural Committee met with Brian recently to approve the installation of a swimming pool and the removal of trees for that construction. During that meeting Brian asked if trees not in the way of construction could be taken down and replaced with different trees to fit his beach-like scheme. The Architectural Committee would not approve the removal of trees over 6 inches in diameter that were not in the way of construction as is stated in our present covenants. Brian felt that he, as a homeowner, had the right to remove trees on his property as long as he was willing to replace them with new trees. A discussion among the homeowners was held and there were many different opinions on the subject. The majority of the homeowners wanted the covenants to remain intact to keep the wooded appearance of the subdivision. If a specific homeowner wished to request a variance to allow a specific plan to be carried out, it should be presented and approved by the Architectural Committee and/or the CEHA Board, thereby allowing special circumstances to be considered and decided at that time.

The third item was the inclusion of a Grandfather Clause in the covenants and by-laws. Nina will work on the language to handle this item. This Grandfather Clause would protect homeowners who have obtained an approval or variance due to specific circumstances for something otherwise restricted.

Wayne McClure asked that by show of hands if the homeowners present at the meeting would approve the covenants with these additional changes. The majority of the homeowners present did approve of the covenants and by law revisions.

Nina explained that with these new changes, new drafts of the documents would have to be distributed to the homeowners. A new ballot would be sent with the revised documents. With a two-thirds approval vote for the revised documents, the new revised covenants and by laws would then be given to the attorney to verify they are in a legal and enforceable format.

If the documents are approved by the subdivision and the attorney, 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. Many hours have been spent in the effort to make these covenants and by laws rules that will allow us to maintain our subdivision as one of the best places to live and raise a family. We need your written ballot vote to get it done.

B. Election of Board of Directors. Ralph Veth reported that the present offices of President – Emmett Mercier, Vice President – Nina Teff, and Treasurer – Dan

Megilligan were willing to serve another year on the Board of Directors. Linda Ashley has served as Secretary for two years and according to our by-laws is not eligible to serve for the coming year. Ralph Veth was the only volunteer to serve as Secretary. After a motion was duly made and seconded to name Emmett Mercier – President, Nina Teff – Vice President, Ralph Veth – Secretary, and Dan Megilligan - Treasurer, a vote was called, none opposed. The motion passed.

V. NEW BUSINESS

A. Bacteria in Lake. Recently Bea Woodall reported that her dog had a serious infection after swimming in our lake. Bea is a veterinarian and had a culture taken and sent in for analysis. The report was that the bacteria found was e-coli. Glen Ashley was given this information by Bea Woodall. Glen reported to Emmett Mercier what Bea found. Emmett will write a letter to determine what can be done to clear the bacteria from our lake.

B. Next Meeting. Our next meeting is scheduled on **Tuesday, November 9, 2004 at 7 p.m.** The address for the meeting 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