

**Chanticleer Estates Homeowners Association, Inc.
857 Brownsitch PMB 240
Slidell, LA 70458**

**Meeting Minutes
Regular Scheduled Meeting – February 15, 2005**

A Regular Scheduled Meeting of the Chanticleer Estates Homeowners Association (CEHA) was held at the First Pentecostal Church on Robert Boulevard on Tuesday, February 15, 2005. The meeting began at 7:10 p.m. The meeting was moved to the third Tuesday in February due to Mardi Gras being the second Tuesday.

Call to Order

The meeting was called to order by the CEHA President Emmett Mercier. CEHA Secretary, Ralph Veth, reported that 31 (including proxies) of the 71 lots were represented, constituting a quorum.

Approval of Minutes

A motion was made and seconded to dispense with the reading of the minutes from the previous meeting, and accept the minutes as written and published on the CEHA website. The motion was unanimously passed.

Officer Reports

President Report: Emmett Mercier reported that he has learned that there will not be 24-hour security at the Welcome Center adjacent to our subdivision. The State is also short of funding to repair fences along Interstate 59 adjoining the Welcome Center.

Vice-President Report: Nina Teff indicated she would report on the Covenants and Grass Cutting under Old Business. She had nothing else to report.

Treasurer Report: Dan Megilligan reported that he had received and deposited payments from all 71 lots for the current fiscal year – a total of \$14,200. The one NSF reported at the last meeting has been paid and recorded. Expenditures through January amount to \$5,386.68. However, the Lawn Service has not been paid for the past couple months since no bill has been received. The bank balance as of January 31, 2005 was \$10,180.35. The financial statement will be posted on the web site within the next week. Dan also reported that Lowry-Dunham, our insurance agent, has indicated that they will no longer handle our type of insurance. This means we will have to look for another outlet. We are still insured until September 20, 2005. Dan will pursue other avenues for insurance and report out at the next meeting.

Committee Reports

Architectural Control: Glen Ashley was not in attendance but Linda Ashley reported that Glen is handling a steady flow of building requests. There were no problems to report.

Audit: Ralph Veth promised to get with Dan Megilligan soon to audit last year's books. He will report out at the next meeting.

Beautification: Kendra Wadleigh was not in attendance but Gerry Veth reported that Kendra has taken down the Mardi Gras decorations and is in the process of planning Easter decorations.

Drainage: Mark Gayheart was not in attendance. However, Wayne McClure reported that the purchase of the area needed to divert the subdivision's drainage to the south has come to a dead end. The Parish is currently unable to negotiate with the owners.

Maintenance: Joey Lagreco was not in attendance but Dan Megilligan reported that one of the fountains had been repaired and invoiced for \$110. The second fountain was repaired but Dan has not received an invoice from The Pond Man.

Military Road Alliance: Wayne McClure reported that the main topic of interest at the MRA meetings is the Impact Fees on new construction.

Neighborhood Watch: Mel Bussell reported that the local law enforcement still has no contact for the Neighborhood Watch program.

Newsletter: Linda Ashley discussed her new approach to the newsletter and requested members to send her information to be included in future newsletters.

Social: Stephanie Lagreco was not in attendance but Linda Ashley reported that a BBQ/Picnic was planned for the Saturday before Easter – March 26th at 3:00pm. More details will be coming in a future newsletter and subdivision drop.

Web Site: Dan Megilligan again asked members to sign up and use web site. It's a great way of getting information and announcements to our community.

Welcoming: Susan Mercier has welcomed several new families into the neighborhood.

Old Business

Covenants/By-Laws Revisions: Nina Teff updated the membership on the status of the Covenant revisions. She will hand deliver them this weekend. The process is to get a general vote in favor of the revisions by the membership before pursuing discussions with an attorney.

Grass Cutting/Landscaping Contracts: Nina Teff reported that she solicited six grass cutting companies and three responded with bids. Our current contractor elected not to provide a bid. The bids ranged from \$270 to \$360 per month and included some

landscaping with the weekly grass cutting. The reason for the relatively high rates is that the Board believes it's necessary to hire someone fully insured, including workman's compensation. (Other companies may be cheaper but they are not insured.) The membership in attendance agreed. It was moved, seconded and passed to allow the Board to decide which company to hire.

Security Proposal: Emmett Mercier discussed a proposal provide by Nat Frampton. Nat's proposal included a camera, digital video recorder, and cable for \$1,250. The details of Nat's proposal are found on our web site. After much discussion, it was moved, seconded and passed to purchase a fake camera and various signs stating that the subdivision is under security surveillance. This is a inexpensive, first step to enhance our subdivision's security. Additional study will be undertaken by the Board to determine other security options. Additionally, Wayne McClure will check with other subdivisions through the MRA to see how they handle security.

New Business

Escrow Account: Dan Megilligan recommended that we open a savings account as an escrow to handle unforeseen maintenance problems. It was moved, seconded and passed to allow the Board to open an interest bearing account (savings, CD, etc.) to provide for this escrow. The Board is authorized to currently transfer up to \$3,000 into this account.

Dogs: Emmett Mercier reported that he has gotten several complaints of dog droppings along the road ways and yards in our subdivision. Members are urged to bring along a bag to deposit any droppings while walking their dog. Our next newsletter will outline several do's and don'ts concerning this topic.

Another Subdivision: Wayne McClure mentioned that the developer of a new subdivision north of Chanticleer Estates is seeking approval from the Parish.

Maintenance Problem: Brad Errington mentioned that his yard is often used as a turn-a-round for vehicles whose drivers decided they may have made a wrong turn and try to exit the subdivision by making a u-turn at the entrance, ending up in Brad's yard. Brad will investigate the cost for some kind of barrier and get approval from the Architectural Control Committee. Brad also mention that sprinkler head near his front yard gets damaged and suggested either moving it or capping it. When vehicles run over it, the water from the damaged head floods the front area. The Board will ask Joey Lagreco to look into this matter.

Adjournment

There being no further business to discuss at this time, a motion was made, seconded and passed to adjourn the meeting. The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Ralph Veth