

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

**Meeting Minutes
Regular Scheduled Meeting – May 10, 2005**

A Regular Scheduled Meeting of the Chanticleer Estates Homeowners Association (CEHA) was held at the First Pentecostal Church on Robert Boulevard on Tuesday, May 10, 2005. The meeting began at 7:15 p.m.

Call to Order

The meeting was called to order by the CEHA President Emmett Mercier. CEHA Secretary, Ralph Veth, reported that 33 (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 been in contact with the State's Highway Department concerning the placement of a "Slow Down" sign on Robert to help the flow of traffic exiting our subdivision. The State has the project under study. Emmett will update the membership as he receives information from the State.

Vice-President Report: Nina Teff briefly discussed the work of the new lawn service. It was the consensus of the membership that a better job is being done. However, it was reported that we have a drainage problem in and around the front entrance and Mark Gayheart will be contacted to determine if there is anything we can do to improve the drainage. We will also talk to our lawn service to determine what can be done about placing pilings along the grass to keep vehicles off grassy areas.

Treasurer Report: Dan Megilligan reported that the bank balance as of April 30, 2005 was \$8,724.02. The financial statement will be posted on the web site within the next week. Dan indicated that we should have at least \$3,000 in the bank by the end of the fiscal year. We currently have about \$2,000 in excess funds in the Beautification and Legal sections of the Budget.

Committee Reports

Architectural Control: Linda Ashley reported that several minor building requests have been made along with one major renovation.

Audit: Ralph Veth reported that he has audited the books and no problems resulted.

Beautification: Susan Mercier reported that the Beautification Committee is going to purchase fresh ribbons to dress up the entrance during the next couple patriotic holidays. It was the consensus of the membership to hire someone to clean up the lake and spruce up the various signs throughout our neighborhood. Emmett will following up on this suggestion by obtaining bids.

Drainage: Emmett Mercier will contact Mark Garheart concerning drainage problems at the front entrance.

Maintenance: No report was given.

Military Road Alliance: Wayne McClure made another plea to have someone help him with attendance at the Military Road Alliance meetings.

Neighborhood Watch: Emmett Mercier passed around a signup sheet for a “Lady Beware” program. This is a three/four day program that teaches ladies how to handle fire arms. The program is free.

Newsletter: Linda Ashley reported that she needs news!

Social: Emmett Mercier mentioned that the Easter Egg Hunt and BBQ was well attended and was a big success...

Welcoming: Susan Mercier reported that we have two new families since the last meeting.

Old Business

Covenants/By-Laws Revisions: Nina Teff updated the membership on the status of the Covenant revisions. She hand delivered the revisions a couple weeks ago. We currently have at least ten signed ballots. We need 48 signed ballots prior to proceeding to the next step of hiring an attorney to determine if the content of our revisions are within the law.

Security Proposal: Nothing was done with regards to purchasing the “fake” camera and security signs. Emmett will pursue both items prior to the next meeting.

New Business

Nominating Committee: Ralph Veth will head up the nominations for this coming fiscal year. We will vote on new officers at the next meeting. Ralph urged other members to get involved.

Meeting Attendance: The membership in attendance discussed ways to increase attendance at our meetings. One suggestion was to provide a door prize at the next meeting. Heidi Boyanton offered to donate a Fruit Basket as the door prize at the

August meeting. Additionally, it was moved seconded and passed to provide free dues to one lot owner under the following conditions:

- Starting with the first meeting of the next fiscal year, any Lot Owner of record who physically attends all the meetings for the next fiscal year will be eligible for a drawing to be done at the August 2006 meeting. The prize will be free dues (\$200) for the following fiscal year.
- Multiple lot owners will have the opportunity to have multiple chances to win, but only one \$200 prize will be awarded.

Parish Council Report: Our Parish Council representative, Barry Baggert, attended our meeting. He reported on the following:

- A rather large subdivision is being planned for the area bordered by Haas Road, Whispering Forest School and US 11. As a result of the pending development, a portion of Haas Road will be widened and enhanced.
- About 17 acres north of our subdivision will be developed into a small subdivision. As a result of the discussion, Barry indicated he will make sure a drainage ditch will be dug north of the homes on Chantilly Loop to ensure we have no additional drainage problems.
- Barry has tried to get the right-of-ways to direct our drainage south to the Poor Boy Canal. Unfortunately, the individual (Mrs. Edmonson) who owns the property behind the rest area will not sell.

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