

CHANTICLEER ESTATES HOMEOWNERS ASSOCIATION INC.
MINUTES OF QUARTERLY MEETING
NOVEMBER 14, 2006

I. The meeting was called to order at 7:00p.m. by the President, David Daigle. We had sixteen (16) people in attendance and eight (8) proxies. This was sufficient for a quorum.

II. OFFICERS REPORTS

A. President. David reported on his contacts with parish officials concerning the new subdivision, Pittman Place. The parish drainage officials have agreed to make some changes in the drainage plan that should insure Chanticleer does not have a problem. We will have to closely monitor the activities in Pittman Place to insure all is well.

B. Vice President. Donald reported that the revisions to the Covenants have fallen by the wayside. The Board will meet soon to discuss the best plan of action.

C. Secretary. The reading of the minutes for the last meeting was waived. They can be found on the web site.

D. Treasure. Carol reported that we still have one property owner that has not paid their dues. If payment of the dues and late fee has not been received, in cash, by November 27, 2006 we will go forward with the placement of a lien on the property.

The balance in our checking account is \$15,848.46.

III. COMMITTEE REPORTS

A. Beautification. Kendra reported fall decorations have been placed at the front entrance. The Grass-Man has re-planted the entrance with new fall plants. We still need to take action on the tree that is leaning.

B. Welcoming. Susan reported four new families have been welcomed to the neighborhood. They received a small gift and a copy of the CEHA Handbook.

C. Newsletter. Linda requested any and all news worthy items for the Newsletter. Births, graduations, sports accomplishment, etc.

D. Security. Again this year, we hired a guard for the entrance on Halloween. This kept out any outside older teens and any late "trick or treaters". The board wants to thank Mel Bussell for handling the arrangements.

E. Architectural Control. Linda reported for Glen. It has been "business as usual" for the AC Committee. Tree removal request, etc. If you have DEAD trees on your property from the storm, it is not necessary to fill out a Removal Request.

F. Drainage. Other than the Pittman Place situation that was covered in the Presidents Report; there is nothing to report.

G. Audit Committee. An audit has not been scheduled as yet.

IV. OLD BUSINESS

A. Lighting Proposal. The proposal was dropped. It is not worth the cost of getting it put on a parish ballot.

B. Fountains. The electrical control boxes have been removed and returned to the factory for reconditioning. Hopefully this will correct the need for constant repairs.

C. Trash. Storm trash has become a problem in the subdivision. It was decided to put an item in the newsletter concerning trash. Any trees that are cut down must be removed by the homeowner. The parish is no longer conducting storm trash pick-up.

D. Noise. The loud car radio playing was addressed. Positive response was received from a property owner whose son was partly responsible.

E. House trailers, etc. A long discussion on the covenants and how they apply to house trailers, campers and mobile homes took place. An agreement on the interpretation of the covenants could not be reached. The board decided to refer the matter to an attorney for resolution.

V. NEW BUSINESS

A. Christmas Party. Planning for a Christmas Party was discussed. The format we had last year (private homes) was again selected. Stephanie will handle the arrangements.

VI. Adjournment. The meeting was adjourned at 8:30p.m.

Linda will bring the door prize for the next meeting.