

CHANTICLEER ESTATES HOMEOWNERS ASSOCIATION

MINUTES OF THE QUARTERLY MEETING

November 13, 2007

I. Meeting was opened by President David Daigle, who called for a reading of the previous minutes. Emmett reported that there were only 18 members, including proxies, present and therefore, there was not a quorum present for official business. David stated that the minutes were on the website. Ralph moved, Jerry seconded and all agreed to accept the minutes as posted.

II. OFFICER'S REPORTS

A. President's Report: David reported on the Pittman property work. He also stated that he will contact someone to clean out the pond. Al mentioned that we need to make the pond deeper in order to keep the houses from flooding in the event of heavy rains. David mentioned that he would contact the Parish to re-scrape the ditches in order to keep the water flowing. Edward mentioned that the pond has an overflow which regulates how much water the pond will hold. David mentioned that the Parish was previously asked to take ownership of the pond, but they would require a 25' servitude around the edge of the pond in order to get access to the pond. The pond belongs to CEHA and therefore, responsibility for maintenance lies with CEHA.

B. Vice-President's Report: Emmett reported that Resolve was completing work on water lines at the front of the subdivision. He stated that they had cut one of the sprinkler lines. In addition, one of the street lamps doesn't work. Emmett will write a letter to Resolve about repairs to these areas. If this doesn't work, CEHA will secure a contractor to repair these items. Emmett also reported on the covenant violations in the neighborhood. He

indicated that he will write letters to the owners of these violations in order to correct them.

Emmett also reported on speeding going on in the subdivision. Ralph mentioned installing speed bumps for the subdivision. Because no quorum was present, a vote couldn't be taken on this. Alton mentioned about the neighbors who aren't picking up their trash cans and the newspapers. Emmett mentioned that we will write a letter to the violators. Jim mentioned about rats in some of the yards. David mentioned that CEHA is trying to get access to this yard through a court order to resolve this situation. Susan asked if the Board of Health could be contacted to deal with the rats.

- C. Secretary's Report: Emmett reported he is in the process of updating the telephone and e-mail directory and will soon be distributing it. If your information needs updating, please let Emmett know.
- D. Treasurer's Report: Carol gave a financial report that there was \$18,205.33 in the account. In addition, there are three lots that have not paid their dues for the year. These will have a lien filed against the properties. David mentioned that in the event of a sale, these monies will be paid first to CEHA. David mentioned that we are \$1150 short of dues.

III. COMMITTEE REPORTS

- A. Beautification Committee: No Report from committee. David mentioned that several neighbors had cleaned the front garden during the summer and it looks great. Jim asked whether the stop sign at Bridgeway Court could be removed. Carol stated that a traffic study would be needed to determine the need to remove this sign. Also, Jim asked if we could put speed bumps on the agenda for next meeting. Edward mentioned that the Sheriff needs to be contacted to issue tickets for speeding.

- B. Welcome Committee: Susan gave a report from the Welcoming Committee. She stated that she had welcomed a new family at 204 Chantilly Loop. They are Deidra and Bennie McNaulty.
- C. Newsletter: Linda reported on the Newsletter. She mentioned that a special newsletter had been issued about the traffic accident in the subdivision. She asked for any good news to report.
- D. Social Committee: The Social committee report was given by Susan. She stated that December 15 has been selected as the date for the Christmas social. The social will be held at Jerry and Susan's houses beginning at 7:30 PM.
- E. Architectural Control Committee: Linda reported for Glen on the Architectural Committee. She gave an update on the refusal of a building permit that was not up to standards. The building permit was denied on grounds of improper building design and improper use of building.
- F. Drainage Committee: The Drainage Committee report was given by David. He stated that he had contacted the Parish to re-scrape all ditches for drainage. Linda mentioned that we should insure that the proper grades are maintained on the ditches.
- G. Security Committee: Carol gave a report from the Security Committee. She stated that CEHA had hired a deputy on Halloween night in the subdivision. This deputy also does investigations on property damage and is available in the event of future loss.
- H. Audit Committee: Carol gave a report on the Audit Committee. She stated that Dan had audited the CEHA books and that most items looked good, but a few needed additional details.

IV OLD BUSINESS

- A. We need to follow up on a few outstanding items: leaning tree at neighborhood entrance, audit report, pond dredging (\$2,000 approved), CEHA attorney (\$1,200 approved).
- B. Street Light: Nothing new to report.

V. NEW BUSINESS

- A. David asked for new business. He mentioned about parking all vehicles off the street. In addition, if any loose dogs are seen in the neighborhood, to call Animal Control. The drawing was held for the door prize. Jerry Veth will bring the door prize for the next meeting. Meeting was adjourned at 8:00 PM.