

Chanticleer Homeowner's Meeting
May 13, 2008

Meeting was opened by President David Daigle at 7:10 PM. Dave called for a reading of the minutes. These were posted on the CEHA website for all to read. Minutes were approved for February meeting. There were 21 homeowners present, which was a quorum.

Dave mentioned about some complaints about the flooding from the Pittman Place. He is continuing to work with the Parish on this. Dave also mentioned that two letters had been sent out to two Chanticleer homeowners for unpaid dues. These dues amount to approximately \$1000 per homeowner. Dan asked how many lots had not paid dues. Don responded that all residents had paid with the exception of two homeowners.

Emmett reported that he had contacted a nursery who will redo the flower bed in the front of the subdivision. He also reported that the Parish's tree program had been deferred because they didn't have any trees. These will be coming.

Carol reported that the CEHA account had \$13, 634.94 in it.

Dave reported that he had contacted an attorney with questions about the number needed for a quorum. He stated that the attorney stated that according to Louisiana Civil Code that a follow up meeting could be held and the number present could vote.

Emmett reported that the flower beds needed weeding, particularly the stickers. The welcoming committee reported that there were no new welcome kits given out, but there were three new residents in the subdivision. Linda reported on the newsletter and asked for any news.

The Social committee reported that CEHA had hosted the Easter party and had no new socials planned at this point. The Architectural Committee reported that he had not received any new requests for modifications. Emmett reported that a new fence had been put up in one of the neighbor's yard.

Dave reported on drainage and ditch digging in the subdivision. He reported that the culverts had been filling up and drainage was poor. He reported that the Parish came, would do some work and then leave. He has contacted them to come back and complete the work on the culverts. Kendra Wadleigh reported that her ditch had been dug and all of the sod was taken out, leaving nothing but dirt. She expressed concern that the drainage was not done properly. Dave reported that the request had been made to complete the ditch cleaning but the work has not been finished.

The question was asked if the pond was the problem with the drainage. Dave reported that the subdivision was still new, but that settling had occurred and the drainage slopes had changed. Much discussion was given about the drainage overall in the subdivision.

Linda reported that one of the lots had had some construction work done and the dirt was placed in the ditch. Dave reported that the ditch digging had been initially reported during the 2007 4th Quarter meeting.

There was no report from the Security Committee, but it was reported that there had been no security issues in the subdivision. Dave asked each homeowner to keep an eye out for their neighbors, especially during the summer.

Dave reported that an audit had been completed on the CEHA books. Emmett reported that there had been 4 or 5 violations, but all these had been corrected. Dave reported that the Pittman Place drainage issue was still a problem. He reported that the Parish is considering the purchase of a strip of land between the neighborhoods to make a drainage zone or canal. It was felt that this would not solve the drainage issue for Chanticleer.

Dan asked if the exit drain point of the ponds had been cleared lately. It was noted that the pond seems to be draining slower.

Dave reported under new business that he had contacted an attorney about quorum requirements. If a quorum is not present at the originally scheduled meeting, a second meeting can be held after 10 days notice in which a simple majority can legally conduct business.

The door prize drawing was held.

Meeting was adjourned at 8:05 PM.