

## CHANTICLEER ESTATES HOMEOWNER'S ASSOCIATION MEETING

MARCH 15, 2022

President, Joseph Uribe, called the meeting to order at 7 p.m. Pastor Don Bryan led the group in prayer. Joseph then led the group in the Pledge of Allegiance.

Joseph introduced the Board to the residents. Ronnie Saladino, Vice President, Joel Bruno, Treasurer, and Linda Ashley, Secretary.

Joel supplied a printed handout of the Balance Sheet as of February 28, 2022. Current assets are \$14,502.90. One homeowner has not paid their dues for this year. Joel stated that the financial statements are regularly posted on our website at [www.chanticleerestates.org](http://www.chanticleerestates.org).

Joseph gave a summary of the old business that has been completed:

- Front Beautification. Kimberly and Jacob Seidel, along with volunteers from the neighborhood made improvements by removing old plantings and designed and updated flowers gardens. They will let all of us know when they will be needing more volunteers to update the gardens to kept them beautiful.
- Camera Installation. 4K cameras were installed and are being monitored and maintained to increase security and deter the recent and future criminal behavior. This is a closed system.
- New Entrance and Lake Lighting. New clear globes and LED lights were installed as well as the light poles were sanded and repainted. The LED lights will reduce the cost of electricity and we were told that we should replace all street bulbs with LED to increase our savings on electricity.
- Boats and RVs. Residents responded to letters and are complying by keeping all RVs and boats behind their fences.
- Tree trimming. Residents have complied with tree trimming to allow safe passage for school buses, delivery trucks, and emergency vehicles.

Regarding new business and current issues to be addressed:

- Sewerage Lift Station. We have experienced several ongoing problems with our lift station. There were several problems attributed to the from Resolve to Magnolia Water. In addition to the power disconnect and our subdivision not being listed on the emergency operator's lists, to getting help from long distance service responders. In addition, there have been failures and overloads on the pumps that are currently running on one replacement pump instead of two. Rick Lauterbach and Joseph Uribe have contacted the company as well as our councilman for District 9, Mike Smith to assist in correcting our problems. There also appears to be an issue in that the pumps are being clogged by wipes that are not sewer approved. Please only use approved wipes to help this issue. If you see a red light on at the lift station, please call the emergency service for Magnolia at (855) 643-8152. They are having issues doing regular maintenance because of low staffing. To stop an overflow of sewerage into the pond, we should call immediately so they can send out someone to pump it out and get it running again. Please help by glancing to make sure the lift station is properly running.
- Fountains. The fountain on the south side of the lake is being repaired in Baton Rouge. Currently, we will be unable to purchase larger fountains for the lake for several reasons. The most important one is the depth of the water is only 12 inches on the south side of the lake. On the north side of the lake the depth is approximately 2-3 feet. The larger fountains require 4-6 feet of water. The south side fountain was in mud and that is why is burned up and failed. When the south side fountain is repaired, we will be moving it approximately 100 ft down the lake so the water depth would be

approximately 3 feet. We are exploring the possibility of purchasing new LED light kits that would attach to the current system that would have the capability to change colors.

- Tree Removal. We have been diligently trying to have the tree removed from the lake. Several certified letters have been sent to the owner with no success. We are trying to be neighborly and have several volunteers that are willing to remove the tree. Hopefully, it will be gone soon.
- Leaning Front Column. Joseph has tried to reach a contractor willing to do the job. No one has been found yet. This will be addressed as soon a contractor is found.
- Street Signage Repair, Painting or Replacement. Currently we have several signs in the neighborhood that are broken or falling apart. We will be looking into different options and will be reporting back on this.
- Stop Signs. We still have many residents that are not stopping at the stop signs.
- Speed Limit. Our speed limit is 20 mph.
- Dogs on Leashes and Clean Up. Numerous complaints are being made by residents that are not cleaning up after their dogs or having their dogs on leashes. We can only hope that visiting walkers read our posted signs to clean up and keep their dogs on leashes. But everyone in our neighborhood should be considerate and please do clean up and keep your dog on a leash.
- Documents for our Subdivision. Please note that our documents are all maintained on our website. You can read all past legal documents, minutes and newsletters.
- Facebook. Please check out our Facebook page for current and new developments in the neighborhood. Fun and current happenings are posted there.

#### Questions by Residents.

We were asked about Magnolia's plans for charges. We do know that the Public Service Commission did give approval for a rate increase on our water. The letter that was sent to everyone from Magnolia stated that the rates would be the same at least the first billing. It was suggested that you pay your bill through bill pay at your bank to avoid an extra service fee.

Insurance was generally explained by Joel.

The gates that were discussed previously were tabled for now.

Our next meeting will be on Tuesday, August 9, 2022 at 7 p.m. at the First Pentecostal Church, McKinney Building, 388 Robert Blvd., Slidell, LA. We hope everyone will be able to attend.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Linda Ashley

Secretary