

CHANTICLEER ESTATES HOMEOWNER'S ASSOCIATION MEETING

August 9, 2022

President, Ronnie Saladino, called the meeting to order at 7 p.m. Ronnie led the group in the Pledge of Allegiance and Pastor Don Bryan led the group in prayer.

Ronnie asked the residents for a volunteer to take over the Vice President position. No one volunteered. The position is currently open. Please contact the Board if you are interested in serving. Ronnie introduced Judi Marsh as the new Secretary to the residents. Joel Bruno will continue as Treasurer. In addition, all Architectural forms are to be submitted to the Board, who will jointly approve all requests for future changes or improvements.

Joel supplied a printed handout of the Balance Sheet as of July 31, 2022. Current assets are \$7,936.12. The annual dues are due September 1, 2022. Joel stated that the financial statements are regularly posted on our website at www.chanticleerestates.org.

Joel gave a brief summary of the old business expenses:

- Seasonal Decorations. We have purchased and plan to use the decorations again with changes as necessary.
- Front Beautification. Everyone commented on the beautiful entrance plantings and want to continue to keep them beautiful. Kimberly and Jacob Seidel, along with volunteers from the neighborhood made the 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.
- Lake Fountains. The south side fountain has been repaired. Thank you, Rick Lauterbach, for your assistance and efforts.
- Fence. The installation of fencing to keep kids from going through residents' yards.

Regarding issues to be addressed:

- Front Column. This is still being researched to determine the most economical solution.
- Tree. This an ongoing problem that has not been resolved. It is not forgotten and will be addressed as soon as it can be.
- Increases in expenses. Joel informed everyone that there have been increases in expenses from Magnolia Water, Cleco, and insurance rates.
- 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. Please regularly monitor your trees to keep branches from hanging into the streets.
- Sewerage Lift Station. We have experienced several ongoing problems with our lift station. They have installed a monitoring system to give them alerts to problems. If you see a red light on at the lift station, please call the emergency service for Magnolia at (855) 643-8152. 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.

- Street Signage Repair, Painting or Replacement. Currently we have several signs in the neighborhood that are broken or falling apart. We are 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. Everyone in our neighborhood should be considerate and please do clean up and keep your dog on a leash. Please do not leave your dogs unattended to run loose in the neighborhood.
- Documents for our Subdivision. Please note that our documents are all maintained on our website. Our covenants are filed St. Tammany Parish Instrument #1169553 and #1192424. You can read all past legal documents, forms, minutes and past newsletters. The Newsletter will not be continued as the neighborhood now uses our Facebook page for communications and questions.
- Facebook. Please check out our Facebook page: Chanticleer Estates, Pearl River, LA, for current and new developments in the neighborhood. Fun and current happenings are posted there.

Questions by Residents.

Pond Use. Please pick up after yourself when using the pond be safe and do not trespass on private property. Do not leave any items behind.

Street drainage issue. Bill Copeland mentioned a broken drain to return water to the pond. There may be issues in front of your property. If everyone having an issue contacts Mike Smith, District 9 Councilman at 985-788-3157, mmsmith@stpgov.org to report the problem, that will eliminate bigger issues. Please check.

Robert Road Alliance. Possible joint efforts would be recognized due to a larger number of voters requests.

Management Company. The Board is considering hiring a management company to handle covenant restrictions enforcement, and day to day issues. Of course, the Board would require that everything be reported to them. If it is decided by a vote of the residents there would be an additional charge per year approximately \$60 to \$80 per lot. They offer many services and options. It would be presented at a special meeting for approval. As you know there hasn't been an increase in dues since the inception of our subdivision. As a point of reference, Tuscany pays \$350.00 per year.

Our next meeting will be on Tuesday, February 21, 2023, 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,

Outgoing Secretary