

CHANTICLEER ESTATES HOMEOWNER'S ASSOCIATION MEETING

March 7, 2023

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

Ronnie asked the residents for volunteers to assist the Board. David Buelle volunteered for Architecture and Joe Uribe volunteered to come back as the Vice President. The Covenants/Compliance position is currently open. Please contact the Board if you are interested in serving.

Joel supplied a printed handout of the Balance Sheet as of Feb 28, 2023. Current assets are \$12,726.09. The annual dues were due September 1, 2022. Joel stated that the financial statement for February has not been posted yet, but he tries to keep the updated documents regularly posted on our website at www.chanticleerestates.org.

Ronnie gave a brief summary of the old business:

- Street Signs. Nine neighborhood signs are being repaired/replaced. Ronnie will take down the broken "No Outlet" sign in the cul-de-sac. The front entrance sign also needs to be replaced.
- Front Column. Front Column has been repaired.
- Beautification/Landscaping Maintenance. Kimberly and Jacob Seidel will continue working the front flower garden/landscaping. They will no longer be able to do seasonal decorations. Volunteers are needed for seasonal decorations and storage if we would like to continue them.
- Insurance. Insurance is coming up and will be approximately \$2,600.

Regarding issues to be addressed:

- Four-wheelers. Ronnie stated that the four-wheelers are an issue in the neighborhood and encouraged people to call the Sheriff if you see the four-wheelers speeding through the neighborhood.
- Tree. This an ongoing problem that has not been resolved. Currently have an estimate for removal. We will officially notify homeowner of removal, then have it removed, and then file a lien for the payment reimbursement.
- Budget/Increases in expenses. Joel informed everyone that our budget right now is a bare bones budget with no room for improvements if we don't raise dues. There have been increases in expenses from Utilities, insurance, and maintenance. Joe Uribe mentioned that we could do Special Assessments for specific projects that come up. This has been considered, but in the past has proven very difficult to get approved. Joe also mentioned that he would be in favor of a dues increase but not to cover management company.
- Boats and RVs. Please keep boats and RVs behind fences. A day or two outside of the fence is understandable, but extended periods of time become problematic.
- Dues. Some residents have been continually late on their HOA dues and this requires a lot of time and effort to collect these dues. Please submit your HOA dues in a timely manner. HOA dues are due in September each year.
- Management Company. We received 3 estimates from Management Companies ranging from \$74 to \$116. The Management Company would handle Accounting functions, Compliance issues, and collecting dues and filing liens. Our Board would still meet with the Management Company, but the current Board is not able to address all issues in a timely manner. Additionally, the current Board members all work and we are all neighbors so it can be uncomfortable to keep telling our neighbors to comply with the Covenants. Further, filing liens is a time-consuming process that must be done during an 8:00 to 5:00 work day. We would be glad to have volunteers to help with these processes. No homeowners stepped forward to volunteer.

- Voting Ballots. Voting Ballots will be redone with the two issues on the current ballot separated. The ballots will be sent out again to allow each lot owner to vote on the new proposals. There will be a voting ballot for the Management Company and there will be a separate voting ballot for the dues increase. 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.

Comments by Residents:

- Management Company. Don Bryant asked if we know how effective the Management Company will be? The preferred Management Company has many neighborhoods that appear to be in great upkeep.
- Gerry and Ralph Veth mentioned that dues started out at \$200 23 years ago. Having a Management Company would take the responsibility off of neighbors. Your home is your biggest investment, this about this as an insurance policy.
- Linda Ashley asked if the dues increase would give us a cushion. Yes, the dues increase would allow repairs/maintenance and increases in bills.
- David Buelle mentioned that they could do nothing more than what the current board does with regard to enforcement. This concept came up a few times from other members also.
- Kim Marshall suggested that a management company would ease the burden on the board including the accounting function.
- Barbara Gayheart suggested that a management company would allow the board to focus on planning for the future of the subdivision as the burden would be lifted from the board members' shoulders on much of the administrative work. She went on to suggest an increase of \$200 per year: \$100 for the reserve, and \$100 for the management company.
- Joe Lala was opposed to a management company.
- Mark Baham suggested an increase in dues of only \$50. Joel indicated that the amount would not be enough and we would have to look to a future increase.

Reminders:

- 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.
- Street drainage issues. Please contact Mike Smith, District 9 Councilman at 985-788-3157, mmsmith@stpgov.org to report problems with street repairs or drainage issues.
- 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.

Our next meeting will be on Tuesday, May 9th, 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,
Judi Marsh, Secretary