

CHANTICLEER ESTATES HOMEOWNER'S ASSOCIATION MEETING
August 15, 2023

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

Ronnie told the residents that not much has changed in the neighborhood and most of the required maintenance has been completed. The sign in the front of the neighborhood will become a maintenance issue and need repaired within the next year or so. Brandon Prenzel asked about the broken sign in the Cul de Sac on Bridgeway Court and Ronnie stated that he will come take it down. Ronnie also mentioned that the poles for the signs need cleaned and suggested that maybe kids in the neighborhood can earn service hours to clean them. Joel let the residents know that we are waiting on an estimate for the repairs of the sign in the front of the neighborhood.

Joel supplied a printed handout of the Balance Sheet as of July 31, 2023 and they are also posted on the website at www.chanticleerestates.org. The Balance Sheet doesn't show any of the dues increase. Through August 14, 2023, our balance was \$14,459.76 with some of the dues that have been deposited. We filed a lien for the estimated cost of the stump removal by the pond and this was listed as a liability. The house has sold and we were reimbursed for the money we spent on the lien plus the \$300 estimated for the stump removal. The new resident (Robyn Fontenelle) is here and she has had the stump removed. Joel will get her a check for the \$300. Other than this, not a lot of expenses have gone out. Now is the time that annual expenses will be paid out and our balance will decrease. The insurance for General Liability is around \$1,700.00 for the neighborhood and is due in September. If you ever have any questions on the financials, you can reach out to Joel by email.

Ronnie said that the Board is going to work on the website and add a suggestion site on the website. Also, the Board is going to put flags back up front. Another thing the Board has thought about is simplifying the decorations by putting lights up front for the holidays. Ronnie, continued that lately we haven't had fountain/sewer issues. Joel stated that they have changed management companies. Sean Doll stated that he can smell the sewer occasionally but mostly in front of the Wadleigh's house. A resident asked what we need to do to get the potholes filled. Ronnie and Joel said that the Parish would need to be contacted.

Chris Smail is one of our neighbors and he is running for Parish Council, District 8:

- He lives at 405 N. Woodlake Way.
- We have moved from District 9 to District 8
- District 8 is all the way from Summerfield to Gause Blvd
- Lived in Chanticleer for 20 years
- Married for 31 years
- Lived in Slidell for 40 years
- Has 3 Children
- Business Owner
- Owns Hair Salon for 25 years so he hears many concerns
- Smailman Delivers = Chris Smail
- Asked about putting a sign outside the neighborhood by McCarthy's place on Robert Road. The Board has no issues as long as it is outside of the subdivision.

Ronnie opened for questions/issues and comments from Residents:

- Rick Williamson stated that he has had a sign for a guy running for School Board and then a sign for the Library and not received a violation letter before. Now he has a political sign and he received a violation letter. Ronnie explained that the board had to address it because someone complained. Rick said that the complaint could have come from someone who was politically adverse to the sign in his yard. Ronnie explained that the problem are the signs in general. If people complain, then the Board must address it.
- Danielle Cornman requested clarification on political signs vs student signs. Ronnie clarified that the

covenants say advertising displays/signs. The Board reviewed and it is against the rules so it had to be addressed.

- Rick Williamson said that we have a National Election next year and asked if we could modify the language. Ronnie explained that to modify the language in the bylaws, it takes 2/3 vote. If we can get a 2/3 vote, we can do it but what do we want to change it to. Joel said that his thoughts were that we could come up with an SOP and set certain limits, maybe a certain distance from the street, maybe 40 days before the election. The Board owes it to the Homeowners to put something out. David Buelle suggested maybe we get a committee together to work on the rules/agreement for the signs.
- Danielle expressed that having so many political signs out is a bad look.
- Joel and Robyn suggested that maybe we could limit the number of signs. Joel said that the board should put something together for homeowner's votes. We can put something together and give everybody an opportunity to provide feedback for the future. Ronnie stated that we can put this to a vote, but it would not happen before the election so as of right now, no signs. Rick Williamson motion that the Board put something together to consider/define signs/political signs.
- Ronnie said that we will give two options to vote on. Chris Smail said that is not feedback then. Chris Smail suggested that maybe signs be allowed a week or two before voting.
- We need to put out meeting notices other than just Facebook because there are residents who are not on Facebook. Joel said that we need to find multiple mediums to send out information. We could possibly set up a committee to address this.
- Pastor Don reminded everyone that issues start small and then grow and when we moved to the neighborhood, we agreed to the covenants.
- Sean Doll stated that he has stayed living in this neighborhood because of how well the neighborhood has been maintained. Danielle asked if homeowners with kids signs get violation letters. No, because they are near the homes in gardens.
- Robyn Fontenelle asked where she can get a copy of the do's and don'ts of the neighborhood. The Chanticleer Website.
- Brandon Prenzel asked what can be done about the people blowing through the stop sign. It was recommended that he call the sheriff.
- Joel let everyone know that he has seen a few coyotes in the neighborhood.

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 7th, 2024, 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