

CHANTICLEER ESTATES HOMEOWNER'S ASSOCIATION MEETING  
April, 7 2026

Vice-President, Chris Hedrick, called the meeting to order at 7 p.m.

Joe Uribe and Ronnie Saladino were not present. Judi Marsh announced that the entire CEHA Board was resigning except for Chris (Vice-President). Barbara Gayheart asked if we can look into hiring a Management Company to handle things that the Board was handling. Judi explained that she was not directly involved with the communications with the Management Companies, but to her understanding, it was going to cost approximately \$75 per lot annually and it basically only covered admin stuff such as sending out violation letters and driving through the neighborhood. It is still the responsibility of the Board to enforce corrections and penalties to violations. The Management Company would still report to the Board to action items and Attorney and Attorney fees would still be separate/additional. Maintenance and repairs also need to be done and consume most of our budget. Judi stated that the current Board had decided that having a Management Company was not going to be cost effective for the services that would have been provided.

Judi was asked if Ronnie was resigning and Judi responded that Ronnie is resigning. It was announced that Chris Smail would take over for the Treasurer position. Judi suggested that Joel was another person who may be interested in the Treasurer position again, but Joel was not present at the meeting. Budget questions were asked such as how much money do we have and how many people still owe dues for this year. Judi stated that she did not know any of the budget information and Ronnie told her that he would send out the budget information the next morning.

A neighbor asked who was maintaining the landscaping in the front of the neighborhood. Judi explained that there was a lady who did it one time and she was also maintaining Ronnie's yard. No big plans for landscaping had been made for this year so the money for landscaping should still be available. Shawn Doll stated that first we need to figure out what the Board is going to look like, then how much money is available, and then discuss landscaping after that.

Christy Smail discussed sending out nomination letters to all CEHA boxes to vote on officers for the Board. Shawn Doll was nominated as President, Chris Smail was nominated as the Treasurer, and Christie Crabtree was nominated as the Secretary. We discussed having a timeline on the responses for the nomination letters and also that the responses should be sent via email to Chris Hedrick. Judi stated that she would send out the nomination letters in CEHA boxes, post on Facebook, and send out in an email with a respond by date.

There being no further business, the meeting was adjourned.

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.
- Facebook. Please check out our Facebook page: Chanticleer Estates, Pearl River, LA, for current and new developments in the neighborhood.
- 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.

Respectfully submitted,  
Judi Marsh, Secretary