

Chanticleer Estates HOA Meeting Minutes

Board members in attendance: Shawn Doll, Chris Smail, Chris Hedrick and Christie Crabtree

- Date of meeting: August 18, 2026
- Meeting began at 7:05 pm, Pastor Bryan opened the meeting with a prayer
- Introductions of the new and current board members: Christie Crabtree, Chris Smail, Shawn Doll and Chris Hedrick
- First guest speaker was St. Tammany Parish councilman Pat Burke (7:08 pm)
 - drainage issues in the neighborhood are being investigated
 - Chantilly Loop is scheduled to be resurfaced starting in mid-September
 - 43.7 acres have been acquired in the area to create a new retention pond (will help with drainage)
- Second guest speaker was Steve Ernst, representative for Magnolia Water (7:10 pm)
 - drainage issues were discussed and questioned; residents at the front of the neighborhood are experiencing plumbing issues with there are times of high water
 - residents questioned the possibility of an obstruction in the sewer system that may be causing problems
 - Mr. Ernst made a commitment to open a work order for a sewer machine to come check for a blockage. If a blockage is confirmed, a camera can be sent into the sewer system to help establish a plan to move forward
- Treasurer Report - Chris Smail
 - we want to control costs where possible while striving to maintain transparency
 - would like to keep a cushion of \$8-10k in account
- Acknowledgement of past board members - appreciation for the time and commitment to Chanticleer, we all want to uphold our subdivision
- List of recent accomplishments (list includes, but is not limited to, the following):
 - new fountain installation (with lights)
 - stop sign repair
 - entrance garden has been cleaned and maintained
 - pond was treated for weeds, outlet canal was cleared

- The topic of speed bumps was brought up - the majority of residents present did not seem in favor of adding them to the neighborhood but did acknowledge we need to pay attention, and adhere, to speed limit and all signage
- Questions asked by residents:
 - Do we pay for streetlights? Yes, we do
 - What is happening with the introduced issue of a golf cart path connecting our neighborhood to a different property? Residents on S. Woodlake Way are against it and the board supports them
- Neighborhood Gathering - residents are in support of getting everyone together and having an opportunity to get to know each other better, will get this scheduled as soon as possible

There being no further business, the meeting was adjourned at 8:06 pm

Respectfully submitted,

Christie Crabtree, secretary