

Carter Plantation Community Association  
Board Meeting Minutes  
December 10, 2009

I. Call to order

David Irwin, President, called to order the meeting of the CPCA Board of Directors at 6:00 PM on December 10, 2009 at 30767 Wild Iris Way, Springfield, LA

II. Roll Call

David Irwin conducted a roll call. The following persons were present: David Irwin, Sharon Lietzke, Kent Gerhardt, Dana Feneck, Maurice Welsh and Don Meir, Attorney; absent is Jim Adair

III. New Business

- a. Don Meir gave an overview of the 12/9/09 Sheriff's sale outcome of the Golf Course, Pavilion, and hotel site and what it means to CPCA. Basically, the unsold lots owned by CP Land are still owned by the previous developer.
- b. Sharon gave a status of Delinquent accounts. Don Meir gave an overview of the lien process for outstanding dues. A motion was passed to lien all Delinquent Accounts for outstanding CPCA Dues.
- c. A motion was passed to accept the 11/17/09 Board meeting minutes.
- d. A motion was passed to include multi-lot owners with bills for 2010.
- e. A motion was passed for one billing/payment increment of \$850 for 2010. Bills will go out the week of 12/15/09 with a due date of 1/15/2010.
- f. Kent will begin working on the proposal for the Villa owners and Maurice will deliver proposal to Brian Depaula, Villa representative. It was decided for the first ½ of payment due March 1, the balance June 1.
- g. Sharon and Melanie Irwin will be working on the Fall/Winter Newsletter 2009. The newsletter will be included in the 2010 bill mailing.
- h. Sharon and David will be meeting with Don Meir and Tony Bull about D&O insurance and other Association related issues and questions. Sharon to take lead in acquiring D&O insurance. All in attendance agreed to purchase as soon as possible.
- i. Income/Expenditures
  - o Sharon went over the income and expenses of the checking account.
  - o A motion was passed to pay Leo Grace for the invoices totaling \$128.20.
  - o A question was brought up about returning a Construction Deposit. After a discussion, it was decided to table the issue.
  - o A motion was passed to have John Loupe take lead in fixing the Front Gate windows. Total cost will be \$1200.
  - o Sharon to take lead in opening the CPCA savings account for Construction Deposits.
- j. David Irwin gathering prices for fixing the front gate tree lights and replacing 2 dead trees. Issue tabled for next meeting. Maurice to get another quote for trees.
- k. Issue brought up about a contractor knocking down a Common Area oak tree on Lot #17. Sharon has action for ARB to send letter to property owner for replacing the tree after landscaping is complete around the home.
- l. Maurice Welsh to talk to members of the CDD, owners of the Carter House, for a vacant spot to keep the CPCA files currently located in Andy Loving, Carter Plantation General Manager's office.
- m. A motion was passed to begin having Quarterly "Dutch Treat" Meetings. The first meeting will be in February. Latest developments and financial status will be discussed at the meetings.
- n. David Irwin will be working with Don Meir to finalize 2010 Maintenance contracts for Grass Mowing, Landscape Beds, Pool and Street Sweeping. Hourly prices are needed for partial and other maintenance.
- o. A discussion about Lake Simeon North and blocking off with a no trespassing sign led to the outcome for a discussion with the CDD on the issue. Maurice to talk to John Loupe, CDD representative.
- p. Sharon asked the question on the contact for water/sewer tap fee, which should be paid to CDD. Dana said to contact Tracie Elsworth, CPA for CDD.
- q. Lot 21A – A real estate agent contacted Sharon about cutting down the trees on the right side of the home located on 21A. It was decided that this is golf course property and issue needs to get forwarded to Lessley Boyd, Golf Superintendent. Sharon to get with Lessley and John Munding on the issue.
- r. A meeting between the ARB and CPCA is needed and will be scheduled in the next few weeks.
- s. A meeting for pool maintenance expectations will be scheduled in the next few weeks.

V. Old Business

a. Committees

Status of Committees

- o Landscape – Melanie Irwin, Eddie Martin, Sharon Lietzke
- o Social Committee – Susan Calamia, Frankie Whittenburg, Wanda Loupe
- o Carter House Committee – Sharyn Lobell, Melanie Irwin, Sally Buckner
- o Adopt a Hole – Maurice Welsh, John Loupe, David Irwin

VI. Adjournment

- a. David Irwin Adjourned the meeting at 9:00 PM
- Minutes submitted by: Sharon Lietzke