

Carter Plantation Community Association
Board Meeting Minutes
March 15, 2010

- I. Call to order
David Irwin, President, called to order the meeting of the CPCA Board of Directors at 5:30 PM on March 15, 2010 at 30767 Wild Iris Way, Springfield, LA
- II. Roll Call
Kent Gerhardt conducted a roll call. The following persons were present: David Irwin, Kent Gerhardt and Sharon Lietzke. Absent: Maurice Welsh and Jim Adair. Per 4.6 of CPCA PC&Rs and number of current board members quorum is met.
- III. Old Business
 - a. Motion passed to approve February 17 and March 2 (with membership invitees) Board Meeting Minutes
 - b. CPCA files – Sharon continuing to review CPCA Files for ARB Setback/building variances and notification to Property Owners. Property Owner must have original document from ARB with survey showing setback variance. It is the Property owner's responsibility to record variance with Livingston Parish.
 - c. Guard Building interior window framing is complete just in time for night-time security to begin April 15.
 - d. Golf Tournament Fund Raiser – date set for Monday, May 17. Form will be posted on website soon.
 - e. Upcoming property sales – 2B, 16, 21A and 12B
 - f. Front Gate Tree irrigation has been turned off and bed irrigation will run every other day for seasonal color
 - g. Discussion items for Legal –
 - o Letter from multi lot owner with previous agreement to waive dues.
 - o Maintenance of lots for multi lot owners
 - o To review ARB violation process
 - o Lien properties that have not paid 2010 dues.
 - o Accounting records for previous years of CPCA in order for CPA to file taxes
- IV. New Business
 - a. Review of latest income and expenditures for 2010
 - i. Called Clyde Trevathan, CPA for Jan/Feb Financial Statement review and questions
 - ii. Motion passed to update Financial Statement sections 206, 210 and 106 since items are no longer valid or obligation no longer exists
 1. Letter will be sent from CPCA Board cancelling journal entry
 - iii. Motion passed to pay Patenotte Pools, Don Miers –Attorney, Sharon Lietzke-office supplies, maintenance and printing, and CW Trevathan, CPA February Accounting Services.
 - b. Coyt's Landscaping has started to plant seasonal color at front gate
 - c. Discussion about pool maintenance and usage; once the owner of the community pool is confirmed through legal:
 - i. Leo Grace and Patenotte Pools will begin minor Maintenance items. List will be updated and prioritized.
 - ii. David to meet with Villa Representative and get proposal signed by 4/15/10 for upcoming season.
 - d. Other Maintenance items:
 - i. Columns at front gate and pool need to be caulked and painted; once ownership is determined and authorization letter from owner granting CPCA contractors use of area.
 - ii. Street Cleaning – dirt needs to be removed from street before running street cleaner. Sharon to meet with Lessley for possible help.
 - iii. Additional fiberglass on Pool Gates (3) for added security
 - e. Security Services – Previous discussion with CDD legal on stipulations for monitoring entrance with STOP sign once nighttime Security Services resume: Determined that the entrance can be monitored but we cannot stop anyone from entering Carter Plantation. Night time security services will resume April 15 for minimum 3 months. Front entrance will be monitored but not blocking anyone from coming into Carter Plantation or Cemetery. Sharon to meet with Security Company.
 - i. Kent will be gathering prices for security camera and video surveillance signs on either side of entrance for when security guard is not present.
 - f. Discussion on Review/Approval of ARB suggestion letter for Guidelines and Construction Rules has been deferred to next CPCA Board Meeting.

- g. CDD Issues: still a concern about timing and lack of information coming from CDD to take care of Carter Plantation Community. To be brought up at next CDD meeting :
 - i. Lake Simeon North – block off with no-trespassing sign for golf course protection (discussed at last CDD meeting). UPDATE: Preliminary PLAT recorded but not Parish approved and not recorded with Livingston Parish
 - ii. Carter House Pool recommendation to fill in due to high cost of maintenance and liability (tabled at last CDD meeting)
 - iii. Community Pool – STILL a question about owner.
 - iv. Carter House Grounds upkeep –
 - 1. Until General Liability insurance for the Carter House and grounds has been purchased and CPCA is listed as “Additional Insured” maintenance by representatives of CPCA will not be performed.
 - v. Fairway Gardens entrance – water leak and concrete repair
 - vi. Clogged drain next to lot #139 Wild Iris Way
 - vii. LARGE Sink hole next to electrical box lot #134 Wild Iris Way – Concern about what is causing sink hole.
 - viii. LARGE Sink hole next to concrete access between lot #144/145 Wild Iris Way – Concern about what is causing sink hole.
 - ix. Minor sink holes throughout the community – who is responsible and concern about what is causing.
 - x. Sewer leaks on road to Fairway Gardens – 4 or 5 different possible leaks – Concern about what is causing leaks.
 - xi. Speed Bumps around Front Entrance – traffic going too fast for safety of neighborhood. Per CDD legal, need to meet with engineer for legal stipulations on adding speed bump. Sharon met with engineer, cost is minimal to engineer speed bump. Question about Front entrance road owners: Livingston Parish or CDD
 - xii. Suggestion to CDD: donation of Meeting payments to restore Historic Carter House?
- h. REMINDER: CDD hearing and meeting March 23, 2010 in the Carter House. Water rates will be discussed.

- V. Kent Gerhardt adjourned the meeting
 - a. Minutes submitted by Sharon Lietzke