

Carter Plantation Community Association  
Board Meeting Minutes  
April 20, 2010

- I. Call to order  
Maurice Welsh, Vice President, called to order the meeting of the CPCA Board of Directors at 5:30 PM on April 20, 2010 at 23855 Monarch Point, Springfield, LA
- II. Roll Call  
Kent Gerhardt conducted a roll call. The following persons were present: Maurice Welsh, Kent Gerhardt and Sharon Lietzke. Absent: David Irwin 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 March 15 Board Meeting Minutes
  - b. Discussion about Villa Proposal to use pool. Motion passed to agree to the amount of the proposal for 2010 but change a few of the terms of the proposal to align better with PC&Rs - Total for all Villa's 13,800 or 1533.33 each villa for 2010 CPCA dues.
  - c. Security Services have started April 15 – concern about amount of time spent patrolling neighborhood leaving front gate un-monitored. Sharon to talk to Security Guard Supervisor.
  - d. Golf Tournament Fund Raiser – date set for Monday, May 17. Volunteers will be needed to work table. Word starting to get out about the tournament and forms beginning to come in.
- IV. New Business
  - a. Review of latest income and expenditures for 2010
    - i. Kent to write letter to CPA for updating Financial Statement sections 206, 210 and 106 since items are no longer valid or obligation no longer exists
    - ii. Motion passed to pay Patenotte Pools, Mowing and Landscape contracts, Don Miers –Attorney, and CW Trevathan, CPA March Accounting Services.
  - b. Discussion about pool maintenance and usage:
    - i. Pool opens to property owners in good standing May 1, 2010. Pool rules and information will be included in newsletter.
    - ii. Property Owners will need to re-activate pool cards for 2010. \$5.00 charge for replacement cards. Consideration of stickers for year was discussed. Sharon to talk to front desk about activating cards.
    - iii. Reviewed list from Leo Grace for corrective maintenance items. Motion passed to get chlorinator generator for main pool, timer on pool pump, as well as other minor repairs. Will be looking into someone to vacuum the pool and empty skimmers once each week. Leo to order vacuum hose and vacuum head. More major items will be addressed once enough money is collected for all budget requirements.
  - c. Suggestion from Property Owner for Car decals was discussed. Night-time security would waive residents/property owners into neighborhood and verifying on list would be eliminated. John Loupe has vendor and will get catalog. Motion passed for spending \$250 for decals. Option of keeping the decal in glove box or sticking on windshield is up to property owner. Security guard will stop everyone at front entrance without car decal.
  - d. Security Cameras – discussion and review of proposals for front gate security cameras.
  - e. Other Maintenance items:
    - i. Columns at front gate and pool need to be caulked and painted; Sharon getting quotes from contractors.
    - ii. Street Cleaning – will hold off until enough money is collected for all budget requirements.
    - iii. Discussion about additional plexi-glass on Pool Gates (3) for added security – concern that it will not get us the security needed.
  - f. Newsletter going out Wednesday or Thursday.
  - g. CDD Issues:
    - i. Lake Simeon North – block off with no-trespassing sign for golf course protection. Starting to be a trash dump and teenage hangout. Broken glass on street.
    - ii. Community Pool – does the CDD own yet.
    - iii. 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.
    - iv. Fairway Gardens entrance – water leak and concrete repair

- v. Clogged drain next to lot #139 Wild Iris Way
- vi. LARGE Sink hole next to electrical box lot #134 Wild Iris Way – Concern about what is causing sink hole.
- vii. LARGE Sink hole next to concrete access between lot #144/145 Wild Iris Way – Concern about what is causing sink hole.
- viii. Minor sink holes throughout the community –concern about what is causing.
- ix. Sewer leaks on road to Fairway Gardens – 4 or 5 different possible leaks – Concern about what is causing leaks.
- x. 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?
- h. REMINDER: CDD hearing and meeting April 27, 2010 in the Carter House 5:00 pm.

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