

Carter Plantation Community Association
Board of Directors Meeting Minutes
June 4, 2013

Call to order:

Danny Gendusa, Vice-President called to order the meeting of the CPCA Board of Directors at 30325 Carter Cemetery Road at 6:05 PM

Roll Call:

Maurice Welsh (not feeling well) conducted roll call. The following persons were present: Maurice Welsh, Amber Landry, Danny Gendusa, Billy Smith, Bobby Waters, Ricky Juban, Melanie Irwin and Sharon Lietzke. Also in attendance was Cheryl Ainsworth resident. Quorum met

New Business

1. Motion passed (made by Waters, second by Landry) to approve April 1, 2013 board meeting minutes, and May financials and recent check book activity.
2. ARB recent activity:
 - a. Melanie Irwin went thru list of open violation concerns/complaints.
 - i. #97 complete and satisfactory
 - ii. #25 John Munding should have status and not in attendance, Ricky to check on status. Sharon to contact Frank for removal of wooden sign on #25.
 - iii. #16A John sent letter to property owner with new amount. Bobby will follow up on status. Sharon to send email to John for copy of letter to board members and Melanie.
 - iv. Fast Track – discussed latest list of violations. June 12 is deadline for property owners to comply. If property owners do not comply, contacting of companies to do work and then charge property owners.
 - v. Improper Real Estate signs – Billy has lead and list to contact property owners for notification of improper signs.
 - vi. Sharon to email CDD about official clarification on street names. Melanie to send copy of complaint/concern form to Sharon
3. Check book status:
 - a. Discussion about check book status and recent expenses. Email with latest details sent to board members
 - b. Golf Tournament proceeds – Maurice to get receipts from his expenses from golf tournament and bring to next meeting so proceeds can be distributed. Proceeds will go to Carter House Historic Society and Springfield Fire Department.
4. Legal:
 - a. Status of FW-Gardens properties into PC&Rs – Sharon to contact legal and forward email from remaining properties.
 - b. Motion passed (made by Smith, second by Landry; opposed by Waters) to lien properties that have not paid 2013 CPCA dues with exception of 01A since property is still under litigation. Discussion about 2 properties owned by CP Land. Sharon to get required documents to legal (total of 16 properties).
 - c. Carter Cemetery Access Road Act of Servitude – Have all documents from effected property owners with exception of Claude Penn. Bobby to get signed documents from Claude Penn by Friday 6/7/13 so project can proceed.
 - d. Sharon to contact legal on status of 1-A that is under litigation due to property description dispute.

Maintenance:

- a. Pool – drain grate status. Maurice has contacted rep working with Patenotte Pools but contact has not returned calls. Maurice will contact other pool companies for installation of grate. Motion passed (made by Smith, second by Welsh) if grates are not installed by 6/10 pool will be closed.
- b. Pool Monitor – Erin Vicknair is cleaning and monitoring the pool during weekend busy hours. Sharon to get Erin updated property owner list and notify Villa LLC to send weekend guest list to Erin.
- c. Motion Passed (made by Smith, second by Landry) to suspend meeting for 10 minutes.
- d. Motion Passed (made by Smith, second by Landry) to reconvene meeting.
- e. Pool key lock – Motion passed (made by Landry, second by Welsh) for Billy to address pool lock for more beneficial for property owners and guests.
- f. Ricky has lead to check on new signage within Carter Plantation by next meeting
- g. Street Cleaning – Bobby has lead and will work with CDD and Claude Penn.
- h. Spring Banners – banners were purchased and request made for hanging spring banners. Told that ‘they’ felt Spring Banners were too ‘pink’ and decided to keep Carter Plantation Banners up. Bobby will look into hanging Spring and American Flag banners with Andy Loving and Lessley Boyd.

6. Administrative:

- a. Review and update PC&Rs – previous meetings held between CPCA reps and Developer (Claude Penn) reps. Discussion about how much Claude Penn has done for Carter Plantation and everyone really appreciates his improvements. Waters called for vote but other board members wanted to meet with Mr. Penn first. Waters declined the extension since he is Mr. Penn’s representative.
 - i. Motion passed (made by Smith, second by Welsh; opposed by Waters) to move forward on adopting suggested changes with exception of request of 1 lot = 1 vote section. Will need membership approval and recording with Livingston Parish Clerk of Court before adopting any changes.
- b. Utility Bills for Pool and Front Gate – Bobby brought copies of utility bills that are thought to service community pool and front gate. Motion passed (made by Smith, second by Waters) to pay Entergy bill for over \$600 while meters are identified as servicing CPCA areas. Billy has lead to identify meters and servicing area. Some bills and areas may be for CDD.
- c. Management Company – board members met with Management Company rep and welcome the possibility of hiring. Along with accounting, legal and other administrative duties, this would take care of Violation Specialist, Administrative Assistant and other time consuming tasks currently performed by volunteers. Billy as lead to contact Management Company to shorten the 3 year term and bring status to next meeting.
- d. Recent neighborhood security concerns and security – Cheryl Ainsworth, 23796 Iris Lakes Lane, spoke to board about concerns of vehicles traveling on Winder Road late at night. She has called Liv Parish Sheriffs’ office and they have responded but would like to see street monitoring 7 nights per week. Sharon to contact street monitor and attempt to change schedule to Friday and Saturday night and vary the remaining nights/times during the week. Motion passed (made by Waters, second by Landry) for additional street or security lighting along Winder Road next to water tank. Billy has lead to contact electric company
- e. Master Landscape Plan – John Mundinger suggestion of representatives from CDD, CPCA and Developer to form Beautification Committee. Looking for suggestions for CPCA rep; Sharon to contact Dorothy Sledge.

Old Business:

1. Sharon and Billy will meet with Landscape company for bid on bed maintenance.

Other

1. Next CPCA board meetings 6:00 PM in the Carter House – July 8, Aug 5, Sept 11

Meeting Adjourned by Danny Gendusa

Minutes submitted by Sharon Lietzke