

Carter Plantation Community Association  
Board Meeting Minutes  
June 9, 2010

I. Call to order

David Irwin, President, called to order the meeting of the CPCA Board of Directors at 5:30 PM on June 9, 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, Maurice Welsh and Sharon Lietzke. Absent: Jim Adair.

III. Old Business

- a. Motion passed to approve April 29 Board Meeting Minutes
- b. Discussion and review of letter to CPA about updating financial statement.
- c. 2010 dues and demand letters were discussed. Demand letters went out to Villa owners and a multi lot owner. Kent to take lead in talking to multi lot owner at owners' request.
- d. Violation letters – 2<sup>nd</sup> Notification has gone out to owner of lot and home #33.
- e. Kent to take lead in contacting a property owner that is interested in building but has liens on the property due to non-payment of CPCA dues. Owner suggested meeting.

IV. New Business

- a. Review of latest income and expenditures for 2010
  - i. Golf Tournament proceeds were reviewed and discussed. Donation to Springfield Fire Department will be presented at the next Springfield Fire Department meeting in July.
    1. Carter House Maintenance – FH&L and Coyt to submit bids for maintaining Carter House grounds
    2. FH&L and Coyt has to put CPCA as additional insured on General Liability Insurance
    3. The first donation for Carter House will be next week.
  - ii. Motion passed to pay Don Miers –Attorney, Rivers Security, Sharon Lietzke –Maintenance supplies and CW Trevathan, CPA May Accounting Services.
- b. Pool Access and Security
  - i. Discussion about email from Resident. It appears that Villa guests are renting the cheapest room at the Villas and inviting friends/family for a pool party. Discussion about only allowing Villa Registered guests access to pool.
  - ii. Discussion about not allowing Villa guests and owners use of the pool until 2010 dues have been paid.
  - iii. Sharon to talk to front desk about not allowing Villa Guests access to pool. No more pool cards to guests.
  - iv. Sharon to take lead in acquiring bids for changing gate lock mechanism.
- c. Maintenance Items
  - i. Motion passed to hire ESW painting for Front Entrance and Pool Column painting. Sharon to contact.
  - ii. Street cleaning – Reviewed quotes and tentatively agreed on Street Cleaning but decided to have streets cleaned after hurricane season or around October 1.
  - iii. Pool Maintenance – Leo and Patenotte Pools are still doing a wonderful job on balancing the pool water.
  - iv. Members of Community have volunteered to assist Stirling in Pavilion Bed Maintenance. Charlie and Vickie Robinson have adopted 2 beds around the Pavilion.
  - v. Signs
    1. Motion passed to update with a vinyl overlay pool rules from Signworld
    2. Front entrance "Caution – Bump" and Pool Bathroom signs are tabled.
  - vi. Security Camera/recording device – Sharon to talk to Andy about possibly donating one of the cameras for the front entrance.
- d. Other
  - i. Newsletter with Golf Tournament and news will go out. Sharon has lead
  - ii. Next CDD meeting is June 29 5:00 at the Carter House.

V. Maurice Welsh adjourned the meeting

- a. Minutes submitted by Sharon Lietzke