

Carter Plantation Community Association
Board Meeting Minutes
July 13, 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 June 9, 2010 Board Meeting Minutes
- b. Discussion about Villas and non-payment of 2010 dues. Only one Villa has paid a portion of dues. Villa owner is willing to pay balance only if his registered guests can have use of the pool. Maurice to contact Villa #7 owner about paying balance. Sharon to type up liens for remaining Villa Owners.
- c. Motion passed to allow use of pool to registered guests of Villas ONLY if Villa owner is in good standing with CPCA. Only registered guests of Villa can use pool. Sharon will coordinate with front desk.
- d. Discussion about multi lot owner and 2010 dues.
- e. Motion passed for proposal and Kent to follow up with multi-lot owner and proposal.
- f. David to draft letter to property owner of 1A about status of dues/lien.
- g. Discussion about pool access and lock. New push code lock has been installed and code sent to property owners in good standing. New "no trespassing" signs and additional plexi-glass also installed. David working on gate device to stop unwanted guests from entering pool.
- h. Request of meeting from property owner #165 about liens on property was discussed. Sharon to contact and invite property owner to next CPCA board meeting.

IV. New Business

- a. Review of latest income and expenditures for 2010
 - i. Review of letter from CPA and financial statement
 - ii. Golf Tournament proceeds were reviewed and discussed.
 1. Maurice and Sharon to present donation of \$4000 to Springfield Fire Department.
 2. General Liability for Carter House has been purchased and CPCA added as additional insured.
 3. Carter House/Pool House Cleaning update – Dumpster donation from golf tournament proceeds has been delivered for 30 days. Community volunteers helped clean out Carter house & Pool House. Quotes for exterior maintenance will be reviewed. FH&L will be cutting grounds every two weeks.
- b. Neighborhood Violations
 - i. Discussion about properties not in compliance. ARB/CPCA will be sending emails to property owners with violations. 1st and 2nd Notifications will be sent if property owner does not comply.
- c. Maintenance Items
 - i. Safety concern about golf carts crossing streets. Maurice to contact Andy about refreshing the painted white stripes where the cart path crosses the street.
 - ii. Motion passed to hire ESW for pressure washing wooden fence and painting window sills in guard building. Lessley to install front entrance water supply. Sharon to contact and coordinate.
 - iii. Pool Maintenance – letter from Patenotte about upgrading drain grate per new safety code. Sharon to contact Patenotte for estimate.
 - iv. Discussion about Fairway Gardens common area upkeep. Email to/from tenant discussed. David to contact bank representative of 6 properties about a meeting between all property owners in Fairway Gardens to assist in cost and clean up the area. Only one FW Gardens property owner has paid 2010 dues. CPCA has not met budget and currently cannot commit to assisting in cost.
 - v. Discussion about Security Cameras/recording device. Suggestion for cameras and recording devices added to Front Gate, Pool, Pavilion. Device purchased should have expansion capabilities.
- d. Other
 - i. Springfield Fire Department presentation of donation check tonight.
 - ii. Next CPCA meeting will be August 10, 2010 with "Dutch Treat" and membership invited. Sharon to send email.
 - iii. Next CDD meeting is August 11, 2010, 5:00 PM at the Carter House.

V. Meeting Adjournment

- a. Maurice Welsh adjourned the meeting
 - i. Minutes submitted by Sharon Lietzke