

Carter Plantation Community Association
Board Meeting Minutes
October 26, 2010

I. Call to order

David Irwin, President, called to order the meeting of the CPCA Board of Directors at 5:30 PM on October 26, 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.

III. Old Business

- a. Motion passed to approve July 13, 2010 Board Meeting Minutes
- b. Discussion about liens on Lot #1A and a multi lot owner. David to meet with multi lot owner and 1A is under litigation. Calling on lien for #165 has been turned over to attorney.
- c. Discussion on Fairway Gardens. A meeting has been set for Nov. 4 with all Fairway Gardens property owners to discuss proposal about bringing all properties into Carter Plantation Community and 2 years of CPCA dues will go directly into Fairway Gardens landscape and maintenance. David has lead, Sharon contacting all FW-G property owners, legal to get documents ready for signatures.

IV. New Business

- a. Review of budget and checkbook status
 - i. Discussion about creating contingency fund for 2010-2011.
 - ii. Discussion about status of Golf Tournament proceeds. Projected through end of year for mowing of Carter House and grounds.
- b. Discussion about lining up By-Laws and PC&Rs for annual meeting, voting & quorum. Reviewed By-Laws and decided to keep everything as is but make all attempts to get quorum at meeting.
- c. October 27, 2010 is sheriff sale for vacant properties owned by CP Land.
- d. Maintenance Items
 - i. Street Cleaning will be finished this week
 - ii. Motion passed to spend \$1000 on holiday decorations and seasonal color
 - iii. Motion passed to accept bid from Classic Landscape on pressure washing, painting and changing directional sign wording to: ProShop, Villas, Restaurant. Sharon to talk to Andy about helping with cost per previous discussion.
 - iv. Bids were reviewed for Fountain in Lake Loblolly, Bare area off of Carter Trace (close to 11th tee box) and other common area improvements. Decided to keep extra funds in contingency and bring ideas and bids to annual meeting.
 - v. Pool – Bids for new landscape lights and grating. Discussion about waiting until after Sheriff's Sale since the land is listed as part of Sheriff's Sale but CDD used funds to build the pool and landscape. Sharon to send notification to CDD on grating issue and safety code.
 - vi. Security Cameras bid – discussed guard issues and latest incidents. Decided to keep any extra funds for contingency.
- e. Annual Membership Meeting
 - i. Pavilion has been reserved for November 17, 2010 6:00 PM.
 - ii. Discussed agenda and possible candidates for 2011-2013 board. Kent to contact candidates to confirm.
 - iii. David to work on agenda.
 - iv. Motion passed for distributing 2011 budget to membership with meeting announcement.
 - v. Sharon to contact Gillis Windham to confirm CDD representation at meeting.
- f. Villa owner request to meet with board for 2011 dues and assessment.
 - i. Consensus that we need to meet and communicate with all Villa property owners. Meeting will happen after Nov. 17 Membership meeting.

V. Other

- i. Halloween Party – October 29, 2010
- ii. Golf Play Pass Raffle – October 29, 2010
- iii. Christmas Party – December 18, 2010

VI. Meeting Adjournment

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