

Carter Plantation Community Association
Board Meeting Minutes
November 15, 2010

I. **Call to order**

David Irwin, President, called to order the meeting of the CPCA Board of Directors at 5:30 PM on November 15, 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, Sharon Lietzke. Absent: Jim Adair.

III. **Old Business**

- a. Motion passed to approve October 26, 2010 Board Meeting Minutes
- b. Update on Fairway Gardens. A meeting was held for all property owners in Fairway Gardens on Nov. 4. David went through proposal about bringing all properties into Carter Plantation Community and 2 years of CPCA dues will go directly into Fairway Gardens' landscape and maintenance. There has been no response from FW-G Property Owners.
- c. David met with multi-lot owner about agreement with previous developer to waive CPCA dues. Agreement reached between CPCA and multi lot owner to begin paying CPCA dues in 2011. Agreement will be recorded with Parish.

IV. **New Business**

- a. Financials
 - i. Reviewed October 31, 2011 Financial Statement from CPA. Concern about wording on cover letter. David spoke to CPA and wording is based on CPCA's not needing all codes in Standard Accounting Practices.
 - ii. Golf Tournament proceeds - Motion passed to pay CDD final donation. Small amount of funds will be held and if not spent will be used for next years' golf tournament.
 - iii. Raffle winner is Mike Pittman. John Loupe will discuss raffle status at Annual Membership meeting. Quotes coming in for removal of dead tree in front of Carter House
- b. PC&R Amendment – Motion passed on section 8.02 for appointment of ARB board and bring to membership for voting during November 17 Annual Meeting
 - i. 8.02 Membership. The ARB shall have three (3) members who shall be appointed by the CPCA Board of Directors ~~Declarant and serve at the pleasure of Declarant for so long as Declarant owns the majority of Lots or Dwellings or has the unexpired option to add Additional Property.~~ The ARB may authorize, by resolution of the ARB, any member or agent to exercise the full authority of the ARB with respect to any or all matters over which the ARB has authority.
- c. Review and approval of handouts for November 17 Annual Membership meeting
 - i. Agenda
 - ii. Candidates have accepted nomination – Clark Ellis, Amber Landry, Terry Lobell
 - iii. Updated 2011 Budget – Motion passed for updated budget
 - iv. Ballot
 - v. Proxy for members that cannot attend – email will go to all property owners November 16.
 - vi. Quorum – Melanie and Sharon will be at check-in table and determine if quorum is met
 - vii. Paperless form for future electronic bills and other correspondence
- d. 2011 CPCA Bills
 - i. Motion passed for 2011 bills to go out 1st week in December
 - ii. Motion passed for one increment of \$850 due January 15, 2011. Electronic bills will go out for all members with Paperless Forms on file.
- e. Motion passed to charge property owners \$25/each for certified/returned letters. Refer to section 3.12 and 4.08 of PC&Rs. Repeat violations will get one 1st Notification and then notification of Violation Fine start date.
- f. Member suggestion on golf was discussed – David/Maurice to speak to Golf Pro and General Manager
 - i. Put reminder of golf etiquette in golf carts
 - ii. Look into allowing property owners the use of their own golf carts

V. **Other**

- i. Sheriff Sale for available real estate is believed to be December 15, 2011
- ii. Christmas Party – December 18, 2010
- iii. Social Committee looking into New Years Eve party

VI. **Meeting Adjournment**

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