

Carter Plantation Community Association
Board of Directors Meeting Minutes
3 June 2012

I. Call to order

Maurice Welsh, President, called to order the meeting of the CPCA Board of Directors on 3 June 2012 at The Carter House, 30325 Carter Cemetery Road, Springfield, LA 70462.

II. Roll Call

The following persons were present for all or part of the Meeting: Maurice Welsh, Tom Perry, Amber Landry, Clark Ellis, Elisabeth Sears, Melanie Irwin, Jennifer Drude.

Absent: Allen Pender, Sharon Lietzke.

III. Old Business

a. Motion passed to approve 15 March 2012 Board Meeting Minutes.

b. Lot 16A ARB Violation - \$2,500 fine against property owner for failure to submit landscaping plans and refusal to remove landscaping in contention.

IV. New Business

a. Elisabeth Sears was appointed Administrative Assistant as an alternate for Sharon Lietzke.

b. Claude Penn purchased Carter Plantation Golf, real estate, etc. Plans are for all properties within Carter Plantation to be brought under the PC&Rs

ARB Activity

a. Lot #78 – New home construction is going well.

b. Lot # 134 – Moving forward with permits to begin new home construction.

c. Motion Passed for change to ARB Review Fees – Minor Improvements \$25, major improvements \$100.

Fairway Gardens

a. Jennifer Drude met with the board for an update on properties. All of the property owners are in agreement to join the CPCA. The applicable documents should be signed by the end of the month to make it official. Therefore, CPCA will have to make arrangements to take over general maintenance of the common area only such as grass cutting.

b. Concern brought up about fishing in pond close to FW-G. Suggestion of "No Trespassing Sign"(s) to help alleviate the problem.

c. The humming of the sewage treatment motor/generator has become increasingly louder. It is a serious nuisance to those who live nearby and to golfers. This should be addressed by the CCD at the next meeting scheduled on 4 June 2012.

Maintenance

a. Find all the CP owned lot #'s to make sure they are on a list to be maintained.

b. Lot IA – Owner is contesting boundaries. A Lien will be placed on this Lot for non-payment of 2012 dues.

c. Motion passed to allow Melanie Irwin to email fast track violation notices.

d. Violations – Fast track violations are only used for general maintenance such as mowing, dead trees, chipping paint, etc...Each board member will be responsible for their section of the neighborhood and given a copy of the violation form. Fast track violation letters (via email) will be handled by Melanie Irwin once she receives notice of violation form.

Loblolly North Fencing Project

a. A portion of the golf tournament proceeds will NOT be used towards the project.

b. Maurice Welsh will propose the project to the new CP owner Mr. Claude Penn. In particular, CPCA could provide funding for materials and Mr. Penn could provide labor.

c. Other phases of the project such as lighting, address plaques, and maintenance requirements were not discussed.

Finances

a. Annual Dues - Approximately 94% of property owners are current. The CPCA is on track to meet current budget.

- b. The spreadsheet of owners under lien removal needs to be addressed. Some owners have paid their liens but not applied for/paid for payout to finalize settlement with an attorney. Letters should be sent to property owners on the lien removal spreadsheet.
- c. Golf Tournament – Proceeds are estimated to be around \$11K. Will have the exact amount verified in the next few days.

Community Pool

- a. Ask CDD about pool maintenance. Amber Landry will develop an itemized list of repairs and what the HOA could possibly contribute to repairs.
- b. The person hired to clean and monitor pool activity did a very poor job and will be fired. The board has a lead on another individual who is interested in the job. The current pool monitor position was being paid more than the street monitor. When the new pool monitor is hired, the two positions will earn the same hourly wage.
- c. Several residents and guests have been seen in violation of pool rules. Elisabeth Sears will send an email to all members in good standing of particular pool rules that are regularly violated such as; number of guests per property owner, minor children without an adult, pool parties without permission, and parking on the grass/street next to the pool is not allowed when there is an empty parking lot across the street.
- d. Pool security is out of control. Members that are not in good standing have the pool code and people who don't even live in the community have the code or sneak in. The entry system needs to be changed. Tom Perry suggested a lock and key system where each resident (household) would get one "do not duplicate" key upon paying their yearly dues. If a resident loses their key, they would have to pay for a replacement. The lock would be re-keyed each year and a new key would be issued every year. Tom will be notifying the CPCA of the costs to replace the entry system.

Street Monitor

The street monitor, Steven Campo is now an independent contractor. He is doing a great job and if everything goes well (after 6 months) his hourly rate will be re-visited.

VI. Meeting Adjournment

Maurice Welsh adjourned the meeting. Minutes submitted by Elisabeth Sears.