



CARTER PLANTATION

Community Association, Inc.

P.O. Box 688, Springfield, La. 70462

CPCA Minutes

August 20, 2019

All board members in attendance except for Dominick Gendusa and Andy Turcotte.

The meeting was called to order by Jason Hawks at 6:07pm.

- Kevin Grace gave the financial report:
 - As of July 31st the CPCA cash assets are \$132,505.17 in checking.
 - 12 Homeowners have paid their 2019 dues since last meeting, 18 Homeowners still have a balance for 2019 and will be sent 10-day demand letters soon. Liens will be filed after the 10 day period has expired.
 - As discussed in previous session Kevin Grace is to shop around local banks to determine if allocating some of the savings account balance into a 90 day CD would be a viable option to increase income.
- Jason Hawkes reported there is no update on the lawsuit filed against the CPCA.
- Jason Hawkes reported the work on the pool is complete and the contractor has been paid.
- Kevin Grace reported there is still an unpaid invoice from the pool service regarding the labor on a pump that was replaced with a used pump that was later replaced with the original rebuilt pump. It is currently unknown if the invoice has been credited on our account although it has not interrupted service.
- In addressing an out of sequence question from the floor Jason Hawks reported the CPCA is responsible for maintaining the grounds around the pool area as but are not currently contractually obligated to do so at this time.
- Jason Hawks reported the fence along Carter and Winder is being repaired by himself.
- Jason Hawks reported the following violations:
 - Trashcan placement, general visibility and the amount of time the trashcan is at the curb has been observed as a violation of about ten residences. The first action the board will take on this is to remind residents of proper use in the next monthly newsletter.
 - Lot 146 and 159 have high grass
- Jason Hawks reported there have been complaints of four wheeler use and fishing on and behind the lake off of Wild Iris.
- Jason Hawks addressed a question from the floor regarding political sign use in the neighborhood that Dominick Gendusa was attempting to contact the homeowner.
- Kevin Grace reported there was a car break in Fairway Gardens. According to the detective using a garage, locking car doors and watching the neighborhood would help reduce the amount of incidents.
- Jason Hawks gave the ARB report:
 - Two lots have finished in the last 30 days, lots 115 and 132, deposits to be returned.
 - Work continues on 5 houses which include 180, 133, 172
 - There is no provision in the PC&R for slab height requirements or limits.
 - Silt fence that had been in place on 133 has been replaced, the street is to be cleaned by the contractor and the port-o-let mess has been addressed.

- Level homes has completed 18 homes that are occupied. 5 are near finished and presold, 4 more have started. The ARB is concerned with the amount of landscaping being provided by the builder to the home as being below the acceptable levels set forth in the PC&R. The board is attempting to address this issue in a fair and considerate manner and details will be announced soon.
- Mike Simenau with the CDD reported the sign project has begun and the well will be off line for a time and the water will be switched over to Springfield City Water.
- Kevin Grace made a motion to adjourn the meeting at 6:55pm, Matt Stanga seconded, passed unanimously.