

CPCA Minutes
General Membership Meeting
January 10, 2018

The meeting was called to order by Maurice Welsh at 6:08pm. All board members were in attendance, with the exception of Andy Turcotte.

New homeowners were welcomed and introduced.

ARB Report – presented by John Munding

- Reviewed houses that were built over the past year.
- Outlined the role of the ARB before and after 2008
 - Prior to 2008 – controlled by the developer
 - After 2008 – under the CPCA
- In 2013 met with Clause Penn to clear all property up and bring in line with the way we operate as outlined in the Master Plan.

- Denny Dufour explained to General Membership that no discussions or questions will come from the floor, but that they be written down and given to the Secretary and those questions will be addressed at the next board meeting. The reason for this is that one board member does not speak for the entire board.

State of the Plantation – presented by Maurice Welsh

- New ownership, Livingston Parish Golf, LLC – updating the pro shop and clubhouse and will begin building new houses
- Purchased speed bumps at the front gate and one to be installed somewhere around the Audubon sign
- Pool issues – several issues with the pool over the year. Although we do not have ownership of the pool yet, we will continue to maintain pool, but will not make any capital improvements until we have ownership.
- We will be seeking a pool manager that needs to be filled quickly
- Real estate signs – made progress trying to get all real estate companies in compliance
- Working close with the new property owner

Golf Report – presented by Bill Caldwell

- Golf course was purchased on November 1, 2017 by Livingston Parish Golf, LLC
- CPCA tournament is tentatively scheduled for May 7
- Food & Beverage – booked 20 weddings for 2018 so far
- Open for lunch every day from 11AM – 4PM

Nominees for Board

- Susan Antisan – owner since May 2015
- Dominic Gendusa – owner since 2012

- Jason Hawkes – owner since 2014
- No nominations from the floor

Financial Report – presented by Jim Thorpe

- Highlighted major items for the budget to actual for 2017
- Went through the main areas for the 2018 budget
- Questions from the floor
 - Why paying a security company for a public road?
- John Munding made a motion to accept the budget for 2018. Seconded by Melanie Irwin. Overwhelming majority in favor. Three against. Motion accepted.

HCHS Report – presented by Annette Bodi

- Recently elected new board members
- Only plantation in Livingston Parish
- Over the last 5 years, owners have donated over \$25,000
- HOA CPCA golf tournament has raised over \$42,000

LPSO Report – presented by Col. Ronnie Morse

- Zone 6 – Springfield, Killian, Albany
- Keep car doors locked will reduce chance of break in
- Know your neighbors

Social Committee Report – presented by Linda Munding

- Never have had a budgeted line item, but will for the first time in 2018
- Various functions and activities including Bible study (non-denominational) and nine Ladies Happy Hour events (3rd Wed of month)

Newly elected Board Members

- Dominic Gendusa
- Jason Hawkes

Adjourned at 7:18pm.

Written Questions and/or comments

1. Security Guard – coming from an area with many guarded communities, homeowners had decals for entering and anyone else entering had to report to the guard the address or homeowners name. Also license numbers were recorded by guard. I believe more control is needed if we are to have a guard. My first encounter with the guard was not questioned at all, so where's the security? He needs to take names, addresses, license numbers. Please consider improving the procedure. (Anna Papp)
2. Issue decals for homeowners. (Benton Thames)