

Carter Plantation Community Association
Board Meeting Minutes
February 17, 2010

- I. Call to order
David Irwin, President, called to order the meeting of the CPCA Board of Directors at 5:30 PM on February 17, 2010 at 30767 Wild Iris Way, Springfield, LA
- II. Roll Call
Maurice Welsh conducted a roll call. The following persons were present: David Irwin, Maurice Welsh, Kent Gerhardt and Sharon Lietzke. Absent: Jim Adair. Quorum met.
- III. Old Business
 - a. Motion passed to approve January 27, 2010 Board Meeting Minutes
 - b. CPCA files – Sharon continuing to review CPCA Files for ARB Setback/building variances and notification to Property Owners. Property Owner will have to record variances with Livingston Parish. Request to CDD has been made for storing files in Carter House.
 - c. Front Entrance – Classic Landscape has replaced 3 trees and 21 landscape lights on trees and around guard building. Last guard building light and 2 exterior outlets should be complete by February 25, 2010. Many compliments coming in for nighttime "light show".
 - d. Guard Building interior window framing should be complete by February 28, 2010.
 - e. Maurice to follow up with Villa Representative for update on proposal
 - f. Golf Tournament Fund Raiser – Bill Caldwell and Maurice are working on date sometime in May.
- IV. New Business
 - a. David Irwin is working with General Manager and Director of Sales & Catering for naming restaurant and advertising dining, lodging and golf on Interstates coming to Carter Plantation. David in contact with Parish Tourism department. Re-wording on Directional sign to coordinate with Restaurant Name
 - b. Review of latest income and expenditures for 2010
 - i. Motion passed to pay Patenotte Pools and CW Trevathan
 - ii. Review of letter from Landscape Planning Committee for seasonal color plan for front entrance, directional sign and Audubon sign. Motion passed for seasonal color bid from Coyt's Landscaping.
 - iii. Motion passed to approve 2009 Financial Statement from CW Trevathan, CPA
 - c. Motion passed to file liens on properties that are "For Sale" and delinquent from 2009 and 2010 (combined).
 - d. Motion passed for late fees on all delinquent accounts to start March 1 at \$5.00 per day.
 - e. Coyt's landscaping has already begun contract work; trimming Crepe Murtles at the front entrance, Snowy Egret entrance and pool.
 - f. Sharon to meet with Lessley about capping off irrigation to front entrance trees
 - g. Discussion about old well-lights from front gate. Suggestion made to try and use for trees lining road to Historic Carter House. In order for lights to work, correct installation will be discussed and monitored.
 - h. Discussion about pool maintenance and usage; once the owner of the community pool is confirmed through legal:
 - i. Leo Grace and Patenotte Pools will begin minor Maintenance items. List will be updated and prioritized.
 - ii. Sharon to meet with Front Desk about not allowing Villa guests into pool until agreement has been reached with Villa Owners.
 - i. CDD Issues: still a concern about timing and lack of information coming from CDD to take care of Carter Plantation Community.
 - i. Lake Simeon North – block off with no-trespassing sign for golf course protection. Preliminary PLAT recorded but not Parish approved and not recorded with Livingston Parish.
 - ii. Carter House Pool recommendation to fill in due to high cost of maintenance and liability (tabled at last CDD meeting)
 - iii. Carter House Grounds upkeep – per the last CDD Meeting, General Liability insurance has been purchased. CPCA needs to be added as "additional insured" for Landscape and Mowing Companies on contract with CPCA to maintain landscape beds and mowing of grounds.
 - iv. Clogged drain next to lot #139 Wild Iris Way
 - v. LARGE Sink hole next to electrical box lot #134 Wild Iris Way
 - vi. LARGE Sink hole next to concrete access between lot #144/145 Wild Iris Way
 - vii. Minor sink holes throughout the community

- viii. Sewer leak on road to Fairway Gardens
 - ix. Speed Bumps around Front Entrance – traffic going too fast for safety of neighborhood. Need to meet with engineer for stipulations.
 - x. Suggestion: donation of Meeting payments to Historic Carter House?
 - j. Since already public information, CDD Board of Supervisors and meeting minutes will be posted on CPCA website.
 - k. Previous discussion with CDD legal on stipulations for monitoring entrance with STOP sign once nighttime Security Services resume (hopefully by April). Determined that the entrance can be monitored but we cannot stop anyone from entering Carter Plantation.
 - l. Discussion about invalid Real Estate signs in Carter Plantation. Before notifying Real Estate Agents and Brokers, Sharon to meet with Broker on purchasing “official” Carter Plantation signs.
 - m. REMINDER: CDD hearing and meeting February 23, 2010 in the Carter House. Water rates will be discussed.
 - n. Quarterly Membership Meeting March 2, 6:30 PM in the Atrium. Representatives from Historic Carter House, Landscape Planning, Social, Adopt a Hole, along with CPCA and ARB board will give overview of status and upcoming events. Livingston Parish Sheriff’s Office Representative will kick off Neighborhood Watch.
- V. Kent Gerhardt adjourned the meeting
- a. Minutes submitted by Sharon Lietzke