

Carter Plantation Community Association

Board Meeting Minutes

February 8, 2011

**I. Call to order**

Maurice Welsh, President, called to order the meeting of the CPCA Board of Directors at 6:00 PM on February 8, 2011 at 24196 Snowy Egret Cove, Springfield, LA

**II. Roll Call**

Maurice Welsh conducted roll call. The following persons were present: Clark Ellis David Irwin, Terry Lobell, Maurice Welsh, Amber Landry, Sharon Lietzke, Melanie Irwin, John Mundinger.

**III. Old Business**

- a. Motion passed to approve January 6 Board Meeting Minutes.
- b. Maurice will talk to Andy about Golf Play Passes.
- c. Registration with Secretary of State for all new officers – Complete, copy in file.

**IV. New Business**

- a. Welcome new CPCA board member Clark Ellis.
- b. John Mundinger – the ARB has nothing to report on new construction. Request for guard building window boxes to include synthetic plants for low maintenance and aesthetics. Request approved as long as the plants/flowers stay brightly colored and make a nice show. Plans are to change out 3-4 times a year. Sharon to get with Kathy Thaller Designs.
- c. Violations discussed:
  - i. ARB section on bottom of Fee Schedule needs to be added for Lack of Landscape/Landscape violation. Sharon to add to fee schedule and send board updated fee schedule.
  - ii. ARB will handle complaints/violations for lots #96, 97 No landscaping, #25, #2B no landscaping in back.
  - iii. Motion passed and Sharon to send invoice to 8A property owner with latest total fine for improper mailbox and landscape.
  - iv. Motion passed to table 47B complaint
  - v. Motion Passed to take next step on existing liens for non-payment of dues which is suit on open account for property owners of #159, #165, 15A and 8A. David to get with legal on approximate cost and details.
  - vi. Violation from 2010 on lot #33 voided due to communication confusion.
  - vii. Melanie updated Violation Worksheet.
  - viii. Discussion about Fairway Gardens and lack of property owner feedback from Board proposal to improve landscape in that area. Email from tenant discussed. David to speak to bank owners about coming into PC&Rs. No funds from CPCA will be used for that area.
- d. Financials
  - i. Sharon gave update on checkbook status – 80% of 2011 budget has been received.
  - ii. Motion passed to pay Patenotte Pools, Methods Inc, CPA and Don Miers, Attorney.
- e. Golf Tournament – Date has been changed to May 9, 2011. Benefactors: CP Beautification projects, Springfield Fire Department and Head Start School of Springfield. Form will be updated and posted to website.
- f. Member dues
  - i. Past Due invoices went out with reminder of February 15 late fees to begin.
  - ii. Motion passed for accepting lot #94, #134 dues payoff increments.
  - iii. Motion passed for certified letters to go out February 16 on all past due accounts. \$25 fee for each certified letter will be added to each late account.
  - iv. 2011 Villa Dues:
    1. Re-cap of January 21 meeting with Villa owners. Minutes from meeting sent to all board members.
    2. Letter from Villa owners of #2, 3, 4, 5 and 7 was read and discussed.
    3. Motion passed to keep the amount of \$1533.33 as previously passed by board but to offer waiver of \$683.33 for 2011 only. David/Terry to send waiver verbiage for Sharon to include with invoices.
    4. Invoices will go out by end of week offering 30 days for payment to be received.
    5. If payment is not received in 30 days from invoice date, waiver is no longer valid.
  - v. Discussion on Multi-Lot owners.
    1. Maurice to contact lot owner of 28 properties to bring all properties under PC&Rs.
    2. David to contact multi-lot owner that agreed to begin paying on properties in 2011.

3. David to meet with new owner of vacant properties previously owned by CP Land (result of Sheriff's sale).
4. David to get copy of recorded document to legal on previous agreement for 3 lots to be combined into one for CPCA dues

g. **Maintenance**

- i. Sharon to get with Coyt on trimming oleanders on Snowy Egret entrance.
- ii. Trimming of Crepe murtles and rose bushes underway.
- iii. Depending on weather fence pillar washing and painting should begin in February.
- iv. Sharon to contact Ethan and extend agreement for pool vacuuming/deck blowing.
- v. Bid for flag banners on 6 light poles was tabled. Sharon to send picture of proposed banner to board.

V. **Other**

- i. Melanie has taken over producing newsletters and the next newsletter will be going out this week.
- ii. Next CPCA Board meeting will be Wednesday, March 16, 2011 at Maurice's house for 6:00 PM
- iii. Outcome of January 31 CDD meeting was discussed
  1. CDD currently looking into: additional street signs, generator for water supply and infrastructure repair.
  2. CDD legal looking into enforcement of PC&Rs (or sections) through ordinance.

VI. **Meeting Adjournment**

- a. Maurice Welsh adjourned the meeting
  - i. Minutes submitted by Sharon Lietzke