

Carter Plantation Community Association
Board of Directors Meeting Minutes
June 16, 2011

I. Call to order

Maurice Welsh, President, called to order the meeting of the CPCA Board of Directors at 6:00 PM on June 16, 2011 24196 Snowy Egret Cove, Springfield, LA

II. Roll Call

Maurice Welsh conducted roll call. The following persons were present: Maurice Welsh, Amber Landry, Clark Ellis, David Irwin, Ricky Juban, Sharon Lietzke. Absent: Terry Lobell.
Quorum met

III. Old Business

- a. Motion passed to approve March 11 & April 16 Board Meeting Minutes.
- b. Contact with multi-lot owner (CP) has been made and property owner is in favor of bringing all properties into PC&Rs. David in contact with legal for documents that will need signatures and recording with Livingston Parish.
- c. David in contact with Nuveen representative about bringing all previous CP Land properties into PC&Rs. Legal has drawn up documents that will need signatures and recording with Livingston Parish.
- d. Terry to add outlets on directional sign and Audubon Sign
- e. David will draft response letter to Villa owners #2 & #3 in regard to liens from 2010.

IV. New Business

- a. ARB –
 - I. Review of drawings and suggestion from ARB chair on signage for homes along Carter Cemetery access road. Since along roadside, Maurice will forward suggestion to CDD.
 - II. Nothing else to report
- b. Legal:
 - I. #165 – with legal on exercising lien
 - II. #46A&46B – demand letter sent and received; lien affidavit will be reviewed by legal
 - III. #15A – with legal on exercising lien
 - IV. #118 – demand letter sent and received; lien affidavit will be reviewed by legal
 - V. #1A – demand letter sent and returned; lien affidavit will be reviewed by legal
 - VI. Villa #1 – demand letter sent for 2010 and 2011; once returned lien affidavit will be reviewed by legal
 - VII. #8-A standard Carter Plantation mailbox has been installed. Sharon to follow up on landscape.
- b. Financial – over 96% of budget has been received.
 - I. Golf Tournament – proceeds were not as expected because of large bill for atrium rental, setups and gratuity. Will change for next year's tournament.
 - II. Motion passed to give \$2000 to Springfield Fire Department
 - III. Maurice to speak to John L and Eddie, golf tournament committee, on their vision for remainder of proceeds. Suggestion to add landscape on corner of Monarch Point and Carter Trace, close to tee box on #17.
- c. Member Dues
 - I. Property owner in FW-G has paid CPCA dues for 2 properties. Tenants can use pool.
 - II. Property owner files are in Carter House upstairs office.

- III. Discussion about Carter Cove multi-lot owner and bringing properties into PC&Rs. Will wait until documents from 2 other multi-lot property owners are signed and recorded.

d. Maintenance

- I. Maurice has lead for street cleaning and sweeping.
- II. Maurice to change batteries on gate entry lock.
- III. Discussion about hiring a pool security for weekends. Maurice & Amber has lead.
- IV. Gloria Pender will replace Sharon as chair on Landscape/Seasonal Color committee.

V. **Other**

- I. Pool party sometime in August.
- II. CDD Meeting – June 27, in Carter House
- III. Next CPCA Board Meeting – July 28th 6:00 PM

VI. **Meeting Adjournment**

Maurice Welsh adjourned the meeting
Minutes submitted by Sharon Lietzke