

Carter Plantation Community Association
Board Meeting Minutes
April 29, 2010

- I. Call to order
David Irwin, President, called to order the meeting of the CPCA Board of Directors at 5:30 PM on April 29, 2010 at 30767 Wild Iris Way, Springfield, LA

- II. Roll Call
Kent Gerhardt conducted a roll call. The following persons were present: David Irwin, Kent Gerhardt and Sharon Lietzke. Absent: Maurice Welsh and Jim Adair. Maurice Welsh submitted proxy for voting matters at meeting.

- III. Old Business
 - a. Motion passed to approve April 20 Board Meeting Minutes
 - b. Update on Villa Proposal – Invoices with copy of follow-up proposal letter went out to Villa owners.
 - c. Review of letter and Motion passed to send letter to CPA on updating financial statement journal entries (106, 206, 210)
 - d. Update on Pool Maintenance – Leo Grace has been working hard getting the pool ready for summer season. Pool lights in the big pool and kiddy pool have been changed. Carl, Villa Maintenance Person will be vacuuming and performing minor maintenance items every Monday and Thursday. House Keeping will be emptying trash on Monday and Thursday. Landscape lights have been changed; 2 lights broken due to water filling up well lights. Upon trying to remove stains from Kiddy Pool, it was determined that the kiddy pool needs to be re-plastered. Rough quote of \$2,800.
 - e. Reviewed proposals for Front Column and pool column cleaning and re-painting. Carl maybe able to assist.
 - f. Suggestion for car decals/pool access: use same card for entering pool as showing guard at front gate when entering Carter Plantation at night. Sharon to look into cost and ordering cards with Carter Plantation logo.

- IV. New Business
 - a. Motion passed to exercise the right of CPCA board (per 4.08 of PC&Rs) to establish Violation Fines for property owners not complying with PC&Rs. Currently the biggest violation is 9.17.
 - i. Violation Fine will be \$5.00 per day
 - ii. David to draft letter to send to Property owners in violation.
 - b. Front entrance – drivers going way too fast for safety of neighborhood. Suggestion to put SLOW sign during day and STOP sign when guard is present. Sharon to look into pricing of signs.
 - c. REMINDER: CDD hearing and meeting May 25, 2010 in the Carter House 5:00 pm.

- V. Kent Gerhardt adjourned the meeting
 - a. Minutes submitted by Sharon Lietzke