



## Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

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7/21/2020

All board members in attendance minus Sherrill Pearson

- The meeting was called to order by Dominick Gendusa at 6:08pm.
  - First order of business was to review the minutes from June's meeting in order to officially recap that meeting in order to be able to approve the minutes in August's meeting.
    - IN JUNE
      - We approved the meeting minutes from February 2020.
      - No meeting in Marc, April and May due to COVID 19
      - Rob gave an update on the checking and savings balance. 185k in checking. 32k in savings. The board discussed and approved the consolidation of savings into checking being that we had set up the emergency fund Certificates of Deposit.
      - Update on the liens. All liens needing to filed were done. Some past due amounts were settled before liens were filed.
      - We received an update on the lawsuit. Depositions were completed and notes on the depositions were sent to the board members.
      - We received a legal letter from lot 252 regarding the required upgrade of landscaping. Level has offered to upgrade for free. The property owner has stated that they were not required to do it. Due to previous discussions by the board, they will be required to upgrad their landscaping before the two year mark of living in their home.
      - A claim was filed against the CPCA's general liability policy. A property owner claimed that the roots from an oak tree planted for beautification around 2013 intruded his sewer main from the house and caused water and sewere to back up into the residence. Due to the property owner claiming that the CPCA did not have perimission to plant the tree in the first place and the restrictions do not allow for the beautification of individual property owner land, it was deemed that the CPCA was liabale for the damages and over \$20,000 was paid for the claim.
      - The board and its legal counsel determined that we should notifiy all property owners where oak trees were planted of the potential for damages. Furthermore, we offered to remove the tree at the cost of the CPCA if the property owner responded affirmatively to our certified letters sent out in June. They had until July 21, 2020 to respond.

- The board also decided to halt any grass maintenance and beautification on the servitudes (private property owner land) throughout the neighborhood. Jason Hawkes made a motion to halt grass cutting on private property until further research can be done and a final decision can be made at the July meeting. Motion passed unanimously.
  - Security upgrade is 2/3 done. Cameras were installed at the pool. All we are waiting on to finish the security project is the pool renovation to add the additional access control points.
  - We added two fans to the gym and ordered a flat bench to compliment one of the pieces of equipment we already have.
  - Landscaping removal was completed at the pool and Pro-Green will be helping to maintain weeds at the pool.
  - Pro-green owes us a credit which we will try to apply to any tree removal.
  - We were successful in having Level Homes, start picking up trash twice a week, no more hardi-board in the rear elevations, 18' wide driveways, additional landscaping, more erosion control, correct for sale signs.
  - Various inspection/compliance issues were addressed and subsequently handled; improper real estate signage, boats parked in driveways, improper fencing, failure to coordinate tree removal and pad construction.
- JULY
    - Jason and Dominick discussed approving June and July minutes at the August meeting.
    - Rob Logan gave a financial report. No major changes. 108 is the only lot outstanding on previous dues. Still need to discuss late fees. All other liens have been filed. Rob will call 108 to get everything settled. If that doesn't work, John will inform him that his construction will be subject to getting the dues straightened out.
    - Lawsuit – Both depositions have been completed. Insurance has approved for a Motion for Summary Judgement to be filed.
    - We are seeking additional bids to have the entire pool renovated at once instead of renovating the pool in phases. Current bids received from Tropical Pools. Awaiting second bid from GW Oliver.
    - A dip net will be ordered for the pool.
    - John Munding offered to help coordinate the design and selection of the playground for the project next year.
    - Jason Hawkes made a motion to set up a volunteer committee to source PC&R infractions in the neighborhood and report back to the board for violations to be sent. Matt Stanga seconded. Passed unanimously. More to come on the effort.
    - A property owner asked if we could get the columns painted at the front gate. Bids will be sourced.
    - No property owner responded, besides Level Homes, about removing the oak trees. Level would like for the trees to be removed. Its 11 trees total.

- Questions received from property owners affected by the Oak Trees being planted.
  - Are property owners who have landscaping previously planted by the CPCA now required to maintain that landscaping? If they do not wish to maintain it, will the CPCA remove it in the same fashion as the oak tree?
    - Yes, until a legal option is available to allow us to maintain the beautification on private property, it will be the responsibility of the property owner to continue maintaining that landscaping. Yes, we will remove it if requested by the homeowner.
  - Sunday construction... Is this allowed.
    - No, the ARB will get with the appropriate individuals to get the message to them.
  - Can we get a reduction in HOA fees since the CPCA is no longer maintaining the grassy knoll area between their driveway and Carter cemetery rd.
    - JASON HAWKES stated “they are more protected outside the gate by more security cameras than other parts of the neighborhood. It’s Jason’s opinion that the property owners get more outside the gate than others inside of the neighborhood.” Lowering the dues is not something the board is going to do.
- John Munding gave the ARB report...
  - Two spec homes are near completion on Monarch Point.
  - One new spec home approved and about to start on 108.
  - Two homeowner houses have started on 122 and 52.
  - Lots 48-49 have been cleared without plan submittal.
  - Received calls about potential construction on 58 and 151.
  - Level has 46 lots. 30 homes occupied since 2018.
  - Level has moved new construction into the first filing.
- A property owner in attendance asked that we remind the community to pick up their pet’s poop when walking their dogs.
- Jason Hawkes made a motion to adjourn the meeting at 7:33. Rob Logan seconded, meeting adjourned.