



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

10/19/2021

All board members in attendance minus Sherrill Pearson.

- The meeting was called to order by Dominick Gendusa at 6:15 pm
- Jason Hawkes made a motion to approve the minutes from September 2021 Board Meeting. Rob Logan Seconded. Passed unanimously.
- Rob Logan gave an update on financials.
 - Balance is \$29K in checking.
 - A loan in the amount of \$30K was taken out last month against the CD. Currently have a LOC in CD in the amount of \$100K.
 - There are currently about 6 liens.
 - Jason Hawkes made a motion to approve July 2021 financials. Rob Logan seconded. Passed unanimously.
- Rob Logan will look into setting up a bi-annual payment plan for HOA dues, which will include a convenience fee, and payments would be due January and July. Also, homeowners must be set up on autopay to utilize this function.
- A renewal bid was received for the Assistant to the Board Position. To assist the Board with getting on a fiscal year program, two bids were received. One to complete the remainder of 2021, which includes 2 months. The other is for a fiscal year, which would include January 2022-December 2022. At the end of December 2022, it would be time for a rebid for this position. Rob Logan made a motion to approve the renewal bid for the Assistant to the Board to complete the 2021 year and accept the bid for January 2022-December 2022. Jason Hawkes seconded. Passed unanimously.
- 2022 General Membership Meeting
 - 2 Board positions becoming available.
 - Matt Stanga's term is up.
 - Sherrill Pearson will end his term early being he is no longer in the HOA.
 - Need to have Bio's sent to the Board by November 30, 2021.
 - 2022 Budget needs ready for approval for the November 16, 2021 meeting, so that it can be sent to the community.
- Need to get bids for an alternative pool cleaning and maintenance vendor.
- Signage will be placed at the playground.
- A second post-storm inspection will be performed, so that letters can be sent before November 29 to homeowners who have not taken care of storm related issues, letting them know they have one month remaining, per the Board's guidelines, to get the damaged trees, debris removal, and stumps taken care of.
- Violations
 - A homeowner installed a permanent flag pole. The homeowner has been notified that this is against regulations.
 - Another permanent flag pole has been identified on another lot. That homeowner has been notified as well.
 - Lot 41-High Grass-spoke with Homeowner.
- John Mundinger gave the ARB report.
- Rob Logan made a motion to adjourn the meeting at 6:52pm. Jason Hawkes seconded, meeting adjourned.

