

Carter Plantation Architectural Review Board
Meeting Minutes
January 13, 2010

I. Call to order

John Mundinger, Chair, called to order the meeting of the ARB Board at 6:30 PM on January 13, 2010 at 23877 Carter Trace, Springfield, LA

II. Roll Call

John Mundinger conducted roll call. The following were present: John Mundinger, Ricky Juban, Sharon Lietzke

III. Old Business:

- 1) John to call Frank White of FH&L and confirm square footage of areas for mowing contract.
- 2) Ricky to take lead in Real Estate Sign Violations. Previous discussion that current Carter Plantation Approved Real Estate Sign may not be meeting the standards of the Real Estate Commissioner.
- 3) Discussion on properties with renters that are in violation of PC&Rs with construction equipment and other items in the back yards. Letter was sent to property owner but question about if we can send copy to tenant. Question will be turned over to legal.
- 4) Discussion on properties with violations of PC&Rs. Letters have been sent to properties. Process to enforce PC&Rs will be turned over to legal. Process will be summed up for quick reference.
- 5) Sharon to deposit Construction Deposit into savings account set aside for Construction Deposits.
- 6) Once files are in CPCA possession, we will have to go through files looking for all waived variances and notify property owners. It is up to the property owner to record with Livingston Parish. Sharon to take lead in Recording process.

IV. New Business:

- 1) John to talk to Lot #17 owners about payment for replacing the tree that contractor knocked down during construction as well as Construction Deposit.
- 2) Review/Update ARB Guidelines and Contractor Rules will be a separate meeting. John to send email with his suggestions. Sharon and Ricky to review and get suggestions back to John.
 - Construction sign? Silt fence?
 - Reference all forms and where one can find - website
 - Include - Mailbox color – hunter Green, new neighborhoods and setbacks
 - Ensure that ARB Guidelines/Contractor Rules match PC&Rs
- 3) David Irwin would like to be present when discussion on new construction protocol.
- 4) Discussion about dirt piles on properties left over from construction. John to meet with Lessley for assistance in removing dirt piles. John to talk to Signature Oaks Property Owner for removal of dirt on Signature Oaks around lot 8, 9 or 10. Other properties with dirt piles: next to 99 on Monarch Point, Lot #164 on Snowy Egret and River Front Lot #554, 555, 556. It was decided to table the River Front.
- 5) Goal is to have properties that back up to golf course Landscaped to compliance of PC&Rs and ARB Guidelines by April.
- 6) Discussion about using funds to bring properties to compliance that are in Landscape violation and then charge the property owners for cost plus interest. Concern about reimbursement timeframe.
- 7) Sharon to request Legal representative at January 27th CPCA/ARB meeting.
- 8) Reviewed ARB information on ThePlantationPOA.com website. Goal to send link to all property owners February 1, 2010.
- 9) Motion passed to change the wording of "Permit" due to confusion between Liv. Parish Building Permit and Carter Plantation Building Permit. John to take lead and find wording more appropriate such as "Application and Request for Review".
- 10) Sharon will be working on spring Newsletter and will need information for the ARB page.
- 11) Discussion on putting SOLD Signs on sold properties not for sale and repairing other "missing" signs. Beau Campbell has offered his assistance. ARB thought this was a good idea to show real estate presence in the neighborhood.
- 12) Lot #16A – John to follow up with real estate agent and walking down property with perspective buyers.