

Carter Plantation Community Association
Annual Membership Meeting Minutes
November 17, 2010

- I. Call to order – First Meeting
David Irwin, President, called to order the meeting of the CPCA Annual Membership Meeting at 6:10 PM on November 17, 2010 in Carter Plantation Atrium, Springfield, LA
 - A. It was determined that quorum of over 50% of 146 members in Carter Plantation Community for the meeting had not been met.
 - B. Maurice Welsh adjourned the meeting, meeting adjourn second by Kent Gerhardt.
- II. Call to order – Second Meeting
David Irwin, President, called to order second meeting of the CPCA Annual Membership Meeting at 6:20 PM on November 17, 2010 in Carter Plantation Atrium, Springfield, LA
 - A. It was determined that quorum of over 25% of 146 members in Carter Plantation Community for the second meeting has been met – 39 members in attendance.
- III. Welcome – David Irwin provided members in attendance a re-cap of 2010 accomplishments, initiatives and allocation of funds.
 - A. Front gate tree lighting and oak tree replacement
 - B. Replacement of front guard building broken window
 - C. Mowing/Landscape Bed contracts and edging of roadways
 - D. Street sweeping
 - E. Security Guard started in April
 - F. Decorations/Seasonal color
 - G. Community Pool upkeep – thanks to Leo Grace for continued support and maintaining the chemicals and balance of pool water
 - H. Website with a lot of information www.theplantationpoa.com
 - I. 1st Golf Tournament – very successful fund raiser that benefited Springfield Fire Department and Historic Carter House
 1. Maurice Welsh spoke briefly about next years’ golf tournament. Date has been set with pro-shop for May 2, 2011. The main reason golf tournament was successful is due to CPCA members getting teams and sponsors. Thanks to all that assisted. Would like for 2011 golf tournament to be bigger and will need help from membership.
- IV. Financials
 - A. David Irwin went over 2010 budget information with actuals and projected through end of year; as well as 2011 budget.
 1. It is projected to be under-budget by over \$27,000 from 2010 that will go into a reserve fund for storms or whatever the membership would like to accomplish.
 2. Suggestions from floor: generator for water/sewer when electrical power is lost. Discussion about what happens when we lose power. Without generators we have to have lift stations pumped out which can get very expensive, especially if power is out for an extended period of time.
 3. Question from floor on other options to lower security guard cost, i.e. security cameras at front entrance, pool, pavilion etc. It was determined by show of hands that everyone likes the idea of having a nightly security guard at front and patrolling the neighborhood.
 4. Questions from floor about CDD Board and assessment. It was stated that Gillis Windham will be speaking on behalf of the CDD later in the meeting.
 5. Pool budget was under due to:
 - a) Not taking care of Carter House Pool since we currently do not use the pool
 - b) Conservatively spending budget money and not fixing the expensive items on the Pool Improvement List - \$5500 to fix fountains on either side of Jacuzzi, not fixing and running the heater for Jacuzzi, which could be \$300/month.
 - c) Plans for 2011 to re-visit Pool Improvement List and possibly fix a few more things once pool ownership is determined.
 6. Clyde Trevathan, CPA, gave financial status of CPCA.
 - a) Filed taxes for 2009 – first time CPCA has ever filed. Still trying to acquire enough information to file previous years’ taxes. Will be filing for 2010 soon since good records are now kept.
 - b) Monthly Financial Statements are sent to board. Will try and post on website soon.
 - c) Board elected to remove un-collectible receivables and past payables from/to CP Land since balanced each other out. There is currently no debt with CPCA financials.

- V. Board of Director candidates, PC&R Amendment, 2011 Budget approval – Kent Gerhardt
- A. Kent Gerhardt went over the current board and term.

Jim Adair	Term Expires December 2010
Kent Gerhardt	Term Expires December 2010
David Irwin	Term Expires December 2011
Maurice Welsh	Term Expires December 2012

There were no nominations from floor so nominations closed.
Amber Landry, Terry Lobell and Clark Ellis are candidates. Kent gave short biography of Amber and Terry since they could not attend meeting. Clark Ellis introduced himself and gave short biography.
 - B. PC&R Amendment to change wording on ARB Board Appointment.
8.02 Membership. The ARB shall have three (3) members who shall be appointed by the CPCA Board of Directors. The ARB may authorize, by resolution of the ARB, any member or agent to exercise the full authority of the ARB with respect to any or all matters over which the ARB has authority.
 - C. 2011 Budget Approval
Members were asked to fill out ballot. Ballots collected and membership voted in favor of candidates, PC&R Amendments and 2011 budget.
- VI. Architectural Review Board Update – John Munding, Architect
- A. John introduced ARB members, himself, Ricky Juban and Sharon Lietzke.
 - B. Overview of what ARB role in CPCA
 - C. Question from floor: is ARB in charge of enforcing commercial properties. It is believed that ARB can enforce only residential compliance of PC&Rs at this time.
 - D. Landscape Beautification Project – John Munding and David Irwin
 1. Review of drawing and quote for areas next to 11th tee box and Lake Loblolly along golf path. Suggested that if we get a few families to donate money for areas we could move forward with landscape plans. Plans include irrigation and landscape lighting.
 2. Discussion of wetland areas including close to the 18th tee box.
- VII. Stirling Properties Update – Donna Taylor
Donna Taylor answered questions about the upcoming Sheriff's Sale of available real estate/lots.
- A. Commercial Areas discussed – Hotel site, and original Hotel site/Marina along street going to Carter House.
 - B. Stirling Properties has been keeper/management company of Carter Pines Golf since July 2009 by court order.
- VIII. Golf – Bill Caldwell
- A. Things are going well with the golf course and pro shop.
 - B. The golf course looks great, Brian McMinn and his crew are doing a wonderful job. Repeat tournament reservations are already set for 2011 – Alex Theriot and Shaquille O'Neal etc.-praised the facility for hosting great events.
 - C. Congratulations to Andre' for winning Retailer of the Year award.
 - D. December 4 is open house for Proshop.
 - E. Personal Golf Cart with Trail Fee is being discussed but will have to go through many layers of process and decision.
 - F. Bill thanked property owners for continued support and feels really good about the future of Carter Plantation.
- IX. Carter Community Development District (CDD) – Gillis Windham
- A. Overview of CDD's in Louisiana. Only 1 out of 5 currently showing profit. CDD owns water well, sewer plant, streets etc in Carter Plantation, including Historic Carter House.
 - B. When the developer ran into financial problems in mid 2009, the CDD board was saddled with operating expenses that would have normally been covered by the developer. The CDD had to pick up those costs and had few sources of revenue. The CDD plans to have paid back all monies borrowed to cover those expenses by the end of the year.
 - C. Due to CDD financial status an assessment of 250 per ¼ acre will be included on 2010 taxes. Hopefully this will be the last time a maintenance assessment will have to be levied.
 - D. Once Sheriff's sale of available lots goes through, Carter Plantation will hopefully see the neighborhood grow.
 - E. Things that have saved the CDD in 2010: open each CDD Board of Supervisors meeting with a prayer and all the help from members of CPCA by attending meetings and donations from Golf Tournament/Play Pass Raffle.
- X. Social Committee – Wanda Loupe
- A. Overview of 2011 social functions – bunko, ladies luncheon, pool party, Halloween party. Pictures on website photo gallery.

- B. Around \$400 in fund that was raised from 50/50s, donations and extra from clean up fee. We have arranged for clean up after each function.
- C. Future socials – December 12, decorating for Dec. 18 Christmas Party, December 31 Black tie optional New Years Eve party – looking into charging a flat fee per couple and including food, decorations, champagne, party favors etc.
- D. Front Door Holiday Contest – no restrictions other than already in ARB guidelines/PC&Rs. The only thing frowned upon are gaudy decorations and big yard blow up characters. We ask that all decorations be removed by first weekend in January.

XI. Acknowledgements

- A. David Irwin acknowledged everyone for helping out this year. There are too many to mention and you know who you are.

XII. Adjourn – Maurice Welsh adjourned the meeting, Kent Gerhardt second.

- A. Minutes submitted by Sharon Lietzke.