

Carter Plantation Community Association  
Board of Directors Meeting Minutes  
October 13, 2011

**I. Call to order**

Maurice Welsh, President, called to order the meeting of the CPCA Board of Directors on October 13, 2011 at 24196 Snowy Egret Cove, Springfield, LA, 6:00 PM

**II. Roll Call**

Maurice Welsh conducted roll call. The following persons were present: Maurice Welsh, Amber Landry, Clark Ellis, Sharon Lietzke. Absent: David Irwin. Quorum met

**III. Old Business**

- a. Motion passed to approve July 26, 2011 Board Meeting Minutes.
- b. Discussion about sending invoice to multi-lot owners for lots under PC&Rs. Motion passed to send invoice for 53 lots and 6 lots. Sharon to mail invoice for 53 lots; Maurice and Ricky to deliver invoice for 6 lots.
- c. Maurice will talk to Andy about street cleaning. Discussion about golf maintenance crew repair of street sweeper.
- d. Maurice delivered check from golf tournament proceeds \$2,000 to Springfield Fire Dept. and will speak to chief about filling pond behind Carter House.

**IV. New Business**

- a. Financial
  - I. Recent checkbook expenditures & deposits were emailed to all board members.
  - II. Recent financial statement has been emailed to all board members.
  - III. Discussion about CP Beautification and "grassy knoll" area between Carter Cemetery Rd and access road. Reviewed quote and motion passed to use proceeds from 2010 and 2011 golf tournament as well as 2011 landscape budget for phase I (irrigation) and II (oak trees). Maurice has lead and will meet with ARB Chair, Classic Landscape, Golf Superintendent, CDD to coordinate project. Project should start in January or February 2012.
  - IV. 2012 budget discussed and updated. Changes include: increase security during winter months from 7:00 PM-5:00 AM, add budget money for possible management company or administrative assistance, increase reserve fund to 10,000. Motion passed to accept 2012 proposed budget.
- b. Administrative
  - i. Motion passed to increase security hours during winter months from 7:00 PM to 5:00 AM.
  - ii. Motion passed to move \$20,000 to reserve fund at end of year. Board would like to keep a minimum of \$60,000 in reserve fund.
- c. Legal:
  - I. Maurice to return call to #165 owner on legal papers received.
  - II. Liens for Villa #1, 118, 46A & 46B and 1-A have been recorded.
  - III. Motion passed to hold off on liens for 9 properties held by JMConst and combine with 2012 liens if necessary.
- b. Member Dues – 98% of budget has been received for 2011.
- c. Maintenance
  - I. Motion passed for pool cleanup to continue by Jonathan Williams once a week during winter months. Will have to 1099 at end of year.
  - II. Clark will be looking into hot tub heater and other pool maintenance items.

- III. Review of Classic Landscape bid for 2012 Landscape bed maintenance. Motion passed to accept bid.
- IV. Motion passed to extend FH&L Curb Appeal contract for 2012.
- d. Annual Meeting – November 10, 2011
  - I. Meeting will be in atrium starting at 6:30. Maurice will speak to Andy about any fees.
  - II. Candidates for 2012-2013 term – Allen Pender, Tom Perry and Maurice Welsh.
  - III. Mailing budget, agenda, proxy to property owners will go out November 1. Sharon and Amber will put together and mail.

**V. Other**

- I. CDD Meeting – October 24
- II. Kids Trick or Treat – October 27, Amber has lead
- III. Halloween Party – October 29
- IV. HCHS Wine Tasting – November 18
- V. HCHS Christmas Open House – December 9,10,11
- VI. Resident Progressive Christmas party – December 17
  - a. Appetizers at John & Beverly Burgess
  - b. Dinner at Pavilion
  - c. Dessert and ornament exchange at Ricky & Militza Juban

**VI. Meeting Adjournment**

Maurice Welsh adjourned the meeting  
Minutes submitted by Sharon Lietzke