

CCCEOA Annual Meeting January 27, 2013

The CCCEOA annual meeting was called to order at 2:00PM at the Northshore Jewish Congregation.

GUEST SPEAKER : Brent Cordell from the Water Board discussed the land acquired for the new location for the water supply for this subdivision, 3 acres located in the back of the subdivision. They are in the financing stage determining the best way to finance the project. An engineering firm has been hired and there will be a meeting in 3 to 6 months to see what things look like. Approximate cost will be about 3.5 million. A question was asked about the original location and why it was not going to be used . Mr. Cordell stated the old location was not big enough. Another question was about how much money was available prior to the last fee increase, he stated 1 million dollars. It is not known at this time if there will be an increase in the monthly rate to the home owner. There is also possibility of water meters. This is expected to be a 10 to 12 year process.

GUEST SPEAKER; John Burden Sewerage .Mr. Burden provided a report for all present. The report listed all the board members, a finance report , major issues, customer trouble call, remedial actions taken, 2013 work planned, and do's and don'ts. Mr. Burden stated the Board is moving forward, is responsive and under good fiscal management. Under major issues, he noted , that water Infiltration was the main problem. Some of the other problems were tree root invasion into cracked Pipes, abnormal rain events and extended power outages. He also stated the present plant is adequate for the size of this subdivision, however, heavy rain can cause backups. Also mentioned was that 90% of all sewer lines have been video and they know where all pipe lines and clean outs are located. The Sewerage Board is in the process of getting on the Parish Emergency Operation Plan to get priority in restoring power. Temporary pipes have been placed above ground in a known area on Tchefuncte to monitor the next rain event. If the pipes work, then they will go underground . it was mentioned that home owners have an option for preventing backups with a device called "A Back flo Preventer" that can be installed by a plumber. The Sewerage Board holds its monthly meeting the first Saturday of the month at 8:30AM and is open to the public.

TREASURER: Miles provided a copy of the profit and loss for January 1 thru December 31, 2012., actual expenses for 2012 and the budget for 2013. Total expenses for 2012,, \$15,535.08, total income \$18,175.00, net income \$2639.92. Present check book balance \$17,454.95. Approximately 242 out of 420 home owners paid the yearly fee of \$75.00. Two of the three lots at the front part of Tchefuncte were sold for approximately \$48,000.00 each. This will reduce the yearly taxes to \$600.00. Money from this sale has been invested in certificates. Budget was proposed and approved for 2013

GUEST SPEAKER: Mr. Reid Falconer, our Parish Councilman, continues to work with Mr. Blossman on the easement across parking lot of Country Club to the river. Mr. Falconer states they are very close to wrapping it up. A complicated process for a discharge permit is one of the hold-ups. Several up and coming projects were mentioned. One is our streets being accessed for overlays. Fairway Drive to be redone. Previous repair at front entrance has failed. Pine Drive to Tchefuncte will be done. Mr.

Falconer also mentioned the North Drive problem and they are working on getting a federal grant. The ditch along the golf course on Golfers Drive and the fencing along the service road from Fairway to hwy 22 were also discussed. Mr. Falconer also mentioned two state projects proposed in our area this spring. One, the overlay paving on hwy 190, and second the state project addressing the flooding issue on hwy 22. An update on the Parish's study on obtaining the golf course from Mr. Blossman for a public golf course was discussed. Mr. Blossman is asking 6-7 million dollars. The Parish is looking into ways to obtain funding. The zoning Lawsuit is not going forward at this time. Mr. Falconer stated the Parish is in good shape. Sales tax numbers are up. Last year was first year on conducting budget hearings and results have been revealing.

ARCHITECTURAL REVIEW: Dylan Langdon discussed the many complaints of the all the trucks that block half of the street around the construction site near the front of Fairway Drive. This is in the hands of the Parish and all we can do is continue to call and make a complaint. The height of the wall/fence at this location was also discussed. There is nothing in the Association covenant's to address this particular issue. The abandoned residence at 147 Tchefuncte is accessing steep fines adding to the tax bill. The residence cannot be sold until the fines are paid.

BEAUTIFICATION: Sylvia Leibe. The Board thanks Sylvia for all her good work with keeping up with the plantings at the entrance sign.

COMMUNICATIONS: Ty Finley in absentia, invites homeowners to check out the Association's web site at CCCEOA.ORG. View the minutes from the board monthly meetings, the covenants, board members and the annual meeting. Block captains and social events will be added in the near future.

Face Book site for Subdivision coming.

SOCIAL: Pat Talmage states there is a positive response to this year's activities which included Golfer's drive cleanup, the block party, night out against crime, the garage sale, Christmas lights, and the Christmas event. Pat discussed the newly formed social committee and upcoming events for 2013. Some of these events include, spring fling, barbecue pot luck and kid's things. If interested in joining the social committee, contact Pat.

STREETS AND UTILITIES: Chris Licciardi. Subject covered by guest speaker, Councilman Reid Falconer, Mr. Brent Cordell, Water Board and Mr. John Burden, Sewerage Board. If needed, you can contact Chris.

ZONING AND PARISH AFFAIRS: Barbara Dodds stated code enforcement is a problem, Tchefuncte front and center. A new subdivision called "Tchefuncte Drive South" has the same house numbers as Tchefuncte Drive causing a wide range of headaches for both areas. There is a residence on Willow Drive operating a business, building cabinets on their front lawn. A question was raised as to what constitutes a single family residence. Barbara stated that you can get that definition for A-3 by going on line. Enforcing the code can be a long process. The Parish enforces Parish codes. The association enforces the covenants. You should report activities that violate these covenants to the Board. Barbara stated she is still covering the golf course issue, trying to keep on top. She attends their meetings.

The president of the board, Tim Wolfe, thanked Barbara for her 20 to 30 years of service on the board and was presented with flowers.

BOARD MEMBERS AND SLATE OF OFFICERS: Tim announced the new slate of officers and all nominees were approved. The new Board is: President-Tim Wolfe, Vice President-David Talmage, Secretary-Laura Regusa, Treasurer-Miles Mark, Architectural Review-Dylan Langdon, Beautification-Sylvia Leibe, Communications-Ty Finley, Social-Pat Talmage, Streets & Utilities-Chris Licciardi, and Zoning and Parish Affairs-Barbara Dodds .

MEMBER SIGN-UPTO SPEAK: Member- is proposing , "Little Free Library", a book swap box located within the subdivision where kids can take one book and leave one book. An area mentioned was where Golfers Drive meets the golf course.

Member: Stan Maher-opened a lively discussion on the approximately 181 homeowners not paying the yearly dues. Several members made suggestions, such as mandatory billing by getting the majority of members to approve, posting those who paid on the web-site and talking to your neighbors that have not paid.