

<h2>CCCEOA</h2> <h3>June 2005</h3>

Board Meeting Attendees:

At Yadi M.'s home, Barbara Dodds, June and Michael Murphree, Wendy Touchard, Patty Massara, Jeff Young

Guests:

Bob Sprehe, Miles Mark, Sylvia Leibe, Stephanie Usey Marquez.

Minutes:

Mr. Sprehe spoke about his neighbors at 132 Bertel. At his last count they have 17 cats and 12 dogs who are befouling his property. He has threatened traps from the Humane Society but neighbor said they will be moving soon (they have said that for a year). Parish has sent him a letter stating that we are zoned A4 (Barbara D. says we are zoned A3). Mr. Sprehe wants us to publish an article about laws concerning number of pets and what procedure to follow if law is being broken.

>June M. will write an article after Barbara D. confirms law.

Motion to adopt meeting minutes from May passed unanimously.

Communications- June M.

All main streets are to be paved by the end of the year.

>June M. talked to a neighbor about a raccoon problem and she will write an article for newsletter to be mailed spring/summer.

Architectural Review- Michael M.

Michael showed us sample colors of an aluminum sign (18" X 24") for the covenant notice sign to be installed near the front entrance on a wood (4" X 4") post for a cost of \$200-\$250. We will provide finial and trim.

>Michael made a motion for purchasing sign, Yadi M. seconded, motion passed.

Guest Stephanie Usey Marquez spoke as a member of Riverwood Homeowners Board about the procedure they followed to make their maintenance fee mandatory. She thinks it's just the Articles of Incorporation that have to be amended to make fees mandatory. She brought all files she could find and gave to Yadi M. First they sent two letters regular mail to all homeowners explaining what they were going to vote on and how they could vote, by proxy or early. They learned that at least one of the letters should have gone certified because many people said they never got the letters. The meeting was pretty nasty and negative, but 97% voted yes. They have 343 homes in Riverwood, 175 residents voted. 2/3 majority of whoever votes to pass. 79.5% were paying dues before they became mandatory. The fee is \$60. First year they made phone calls to be nice and got 100% by November. Bills go out in December. Sued 23 in May 2005 in Justice of the Peace Marie Taylor's court. Association pays court costs up front and then keeps refunded court costs as cases are settled, court cost is \$80.

>Barbara D. made a motion for Miles M. investigate the possibility for us to follow the same procedure, Michael M. seconded, motion passed.

Wendy T. said that Max C. was supposed to write a letter to blue truck house.
Yadi M. said that the house at the corner of Pine and Country Club, next to the blue truck house, is much worse.
Yadi M. says that the house at 115 North has had a refrigerator in the front yard for over a year.
>Wendy T. will write 1st letters to these two houses.
Should we send certified?

Beautification- Yadi M.
Thanks to Sylvia L. for all of her hard work on the plantings at the entrance sign.
Yadi M. has called about the missing curve signs on frontage road.
Wendy T. called a sign co. to get information about street and stop signs, so they would all look the same. Parish will replace any street or stop sign if we give them a list.

Zoning and Parish- Barbara D.
The new building at the entrance to Beau Chene is on hold. It's zoned light commercial. They want to add another entrance on frontage road.
We had another water alert in April, reported in the St. Tammany Farmer paper, we have not received a letter form the water board.
>Barbara D. will try to schedule an appointment with Paul LeBlanc the Director of Parish Sanitation to discuss October, January and April test failures.

General discussion;
Jeff Y. said that Parish, Mr. Oiler, has a plan to unify garbage pickups. Hope to do a pilot program then expand to West St. Tammany.
>Wendy T. will ask Max C. to contact paving contractor about finishing streets and to contact Parish about blocked ditches.
Jeff Y.'s e-mail address is JeffYoung04@charter.net
Next meeting is Thursday, July 21, 2005 ay Yadi M.'s home at 7:00 PM.
Please reply with any changes you see are needed, thanks.

Patty M.
> denotes "to do" items