

CCCEHOA Minutes
April 20, 2006 Meeting
110 South Drive
7:00pm

In Attendance:

Max Chotto, Peter Deinken, Barbara Dodds, Sylvia Leibe, Patty Massara, Yadi Mark Wendy Touchard, Jeff Young

Meeting called to order:

The meeting was called to order by President Jeff Young at 7:15 pm.

Approval of Minutes:

Minutes from the March meeting were discussed and corrections were made under Streets and Roads. Patty noted that she did not say that her husband Frank would clean out the ditch that is very deep and full of debris. A motion was made by Max and seconded by Wendy to accept the minutes with the above correction. The minutes were accepted.

Yadi had copies of the February 19, 2006, Annual Membership Meeting minutes that Patty emailed to her. Yadi will include the minutes she took with the names of the new officers which Patty needs for her records.

Guest addressed the board regarding variance needed for new construction:

Roger Smith addressed the board regarding a variance needed so that he can build his house at 125 Country Club Drive. The house will include 3,285 square feet of living area and about 4,025 total under beam including an incorporated double garage. Because the house is 70 feet wide, he is requesting a variance of 7 feet on both sides. The covenants require 20' leaving a 13' setback. Mr. Smith provided house plans for the board to review.

Jeff provided the board with a copy of an email from CCEHOA Board Member Mike Murphree, Architectural Review, in which he recommends that the Board grant Mr. Smith the variance "if the neighbors on both sides have no valid objections and there are no special circumstances". Mike stated that he will deliver letters to each side this weekend if the board agrees and reminds us that the procedure (of delivering letters) was adopted by the board last year.

Max made the motion that we accept the variance as long as we have written documentation from the neighbors. Wendy seconded. Barbara opposed. There was much discussion. Jeff and Wendy stated that a new home was good for the subdivision. Motion carried. Variance was approved.

Roger Smith, property owner, stated that he would obtain the letters from the neighbors. Jeff was in agreement.

Peter asked if the board had a formal process or aphid avid in archives. We do not always receive past documentation from other officers on previous boards. Therefore we do not have all records. Mr. Smith requested formal documentation for variance to protect him of any liability in the future.

Communication:

June Murphree, was not present to give a report. Jeff suggested that each person write a paragraph for the news letter and email it to June. Yadi commented that Marcy Murray had volunteered to help June if she wanted assistance with the newsletter. There was discussion about the need to publish a news letter with parish dead lines and other time sensitive issues.

Wendy asked if stationery had been made up. Jeff stated that this had been a busy month for him and that he would work on it. Wendy offered to help with obtaining a P.O Box and she offered to do mail pick ups.

Social:

Darlene Peterson was not present to give a report

Beautification:

Sylvia stated that we are still waiting for Bill to finish cleaning up. She went out there several times to sweep and clean up. The irrigation system is not covering the grassy area around the sign and she has had to water by hand and used a sprinkler.

The parish finally picked up most of the debris that had been collected by Bill along the service road. Yadi stated that she had spoken to Robin Birch, in charge of maintenance for the state requesting fill for the state neutral ground where so many trucks had parked during Katrina pick up. Improvements have been made but the area is still low and difficult to cut because it remains wet.

Sylvia asked Patty about the person who cuts our grass and what areas he cuts and what we are paying him.

Zoning:

Barbara sent an email about the water board. The current board is serving beyond their terms. The sewerage board has replaced Zeke but he is still with the water board. Dearing is no longer on the board.

The Smart Growth Tammany, Inc., the civic organization of volunteers representing citizens in the fight against the shopping development off Hwy. 21, formally presented a letter to the Parish council to provide a petition for citizens to sign. The parish has stalled. They want an opinion from the court system. It has become a bigger mess because the developer has filed suit against the parish. The project has “devolved.”

Streets/Utilities:

Bill Hunter was not present to give a report

There was discussion regarding the need for property owners to use dumpsters for demolition/renovation debris instead of dumping it in front of their houses or lot. The parish had issued a waiver because of Katrina but the board believes the time is up. Yadi will call the parish to verify the time line.

Servitude clean up was also discussed as it was a concern to board members that our neighborhood has tree debris on servitudes created by Cleco. Cleco claims that it is FEMA's responsibility to pick up. It is not only an eye sore but also a fire hazard, a drainage issue and it is becoming a problem with rodents. The board will write a letter to the Public Service Commissioner to try to get the problem solved.

Treasurer's Report:

Patty provided a written and an oral report. We have a balance of \$14,543.96. 258 people have paid their maintenance fee. Barbara moved that we send another invoice to residents who haven't paid their fee. Max seconded. Motion passed.

Other:

There was discussion about the state of the neighborhood. We understand that there are many families who are still waiting for their insurance to settle the damages from the hurricane but there are also people who are neglecting their property. Yadi submitted a list to Jeff with description of several homes on North and South Dr. that need attention, not storm related. Jeff asked the board if letters are in order. It was advised that letters should be sent by registered mail. Also, the property at 103 South Drive with the tree that has fallen over a portable metal carport can be seen from the highway. It sends a negative statement about our neighborhood. Max agreed. Letters will be written by Jeff. The board agreed that over all, the neighborhood is making progress as home owners are repairing and improving their homes.

Next meeting will be on Wednesday, May 10th at Marcy Murray's home. Her address is: 119 South Drive, 809-9024.