

CCCEOA
September 15, 2006
110 South Drive, 7:00 pm

President Jeff Young called the meeting to order at 7:15 pm.

In Attendance:

Max Chotto, Peter Deinken, Barbara Dodds, Bill Hunter, Sylvia Leibe, Yadi Mark, Patty Massara, June Murphree, Mike Murphree, Wendy Touchard, Jeff Young, guest Lisa Proderlench. (Darlene Peterson and Marcy Murray were absent.)

Approval of Minutes:

Wendy made the motion with a second to accept the July and August minutes. The motion passed.

Treasurers Report:

Patty submitted a financial statement. Three checks were written in the month of August: Taxes of \$120.90, CPA services \$75.00 and lawn services expenses of \$850.00. Two checks were deposited from home owners who paid their maintenance fees.

Vacant lots:

Since our liability insurance for the three lots and the sign lot was cancelled in February, Patty was looking for a general liability policy specializing in vacant land. She reported to the board that a new premium would cost \$5,800. Last year we paid \$1,165. CCEOA owns the lots. The board had discussed the feasibility of selling the lots in past years. The fear has been that the lots could be rezoned commercial to the detriment of the subdivision. Barbara advised that the Parish is going through a rezoning process. We might lose our zoning status of A3. The Parish plans to have new zoning by January 1. If we do decide to sell our lots, we would want to make sure to include a deed restriction to prevent commercial development.

After a lengthy discussion regarding the expense of maintaining and insuring the lots and the possibility of selling the lots in the future, Max recommended having the lots assessed. Jeff asked for a volunteer committee to look into the assessment of the properties and the possibility of selling the properties with deed restrictions. Peter volunteered to chair this committee. Jeff and Yadi will also serve on the committee. The goal is to find out what the lots are worth and to bring recommendations to the next meeting.

Katrina Recovery Issues:

Yadi thanked Patty for writing letters to homeowners with blighted properties and covenant violations. Wendy will continue to write letters to neighbors who are out of compliance.

Yadi volunteered to compile a list of blighted properties to submit to St. Tammany Parish. A meeting will be held at Koop Drive, Tuesday, September 26 at 7:00 pm. The Parish is asking homeowner associations to help in the Katrina recovery.

We will keep the P.O. Box until the end of November. Letters of complaint for covenant violations should be written using the P.O. Box return address and signed "CCCEOA."

Architectural Review:

Mike reported that there has been one request for a shed and he sees no problems with it. Peter will review it. Peter brought a map of the subdivision with set backs etc, which is easier to read. Someone asked if the owners of 152 Bertel, who are converting their garage, submitted a plan for approval. They did not.

Communications:

June reported that the newsletter will be out by fall. She does not have a date as she is waiting to hear from the printer. Jeff asked her if she needed help. Marcy Murray has offered to help with the newsletter. June said that she would accept help. June informed Jeff that St. Tammany is looking for presidents of homeowner associations as a point of contact for the board. Mike reminded us that on the web site every member has an e-mail address. We have twenty five e-mail addresses assigned to the officers.

Board Members and Replacements:

Peter thanked Jeff, Max and Bill for attending the meeting stating that we have missed their attendance. We have not had a quorum for the past two meetings making it difficult to conduct business. Peter had a copy of the by-laws and stated that the by-laws call for eleven board members. Marcy and Peter make thirteen. They are not board members. The by-laws state that there should be no less than ten and no greater than eleven members. If the office of any officer becomes vacant the board may vote in a new member to fill the vacant position so that the board can continue to conduct business.

Darlene has not attended the meetings this year. Several members asked if Darlene was still interested in serving on the board. Yadi offered to ask her and inform her that there are two people who attend meetings regularly and are interested in serving.

Beautification:

Sylvia is keeping up the landscape at the CCCE sign. She stated that she is still waiting to get prices for lighting and irrigation. At this time it is still difficult to get estimates. It was reported that two dogs from 193 Tchefuncte are roaming. Wendy offered to notify the owners by letter. A formal motion was proposed, seconded and passed that Wendy notify the owners in writing.

Zoning:

There was lengthy discussion regarding the posted notice of zoning changes to Blossman's temporary club site. It is currently zoned agricultural. The club has been operating without a permit. A public meeting is scheduled for October 3. A letter should come from the board objecting to the rezoning. At the meeting, a representative from the board could ask to see the plan and question the liquor permit. We could also ask for the plan to be tabled. Max suggested that we take a position on this. We should ask for his intent in writing. Barbara offered to research the LLC to see if the property has been divided. Jeff asked Max to draft a letter asking Blossman what he intends to do and to address our concerns. The letter will be sent certified with a courtesy copy to Pat Brister. A motion was made by Barbara, seconded by Max to make the inquiry of Mr. Blossman so we can inform our home owners. All were in favor. The motion passed.

Our guest, Lisa, offered to have flyers printed and to distribute them to home owners informing them of the public meeting regarding zoning changes. Barbara moved that the board approve reimbursing Lisa for printing expenses. Wendy seconded the motion. The board voted. The motion passed.

Plan B on zoning issue: To allow Blossman to operate for 3 months then to negotiate for 6 or 12 months. Barbara said that we ask for time frames for hours of operation. Wendy suggested tabling it. Barbara said that we should ask for a community meeting on a zoning issue. The meeting would then have to be attended by zoning commissioners. Another point brought up by Peter was the impact the zoning would have on the neighborhood. Jeff will attend the Meeting on Tuesday, September 26th and the meeting of October 3rd.

Streets and Utilities:

Bill reported that he had received a call from a woman who wanted to put in a culvert. He was not able to meet with personnel from the parish to obtain information. The parish guidelines for culverts are eighteen inches.

Annual Meeting Plans will be up for discussion at our next meeting, Thursday, October 12th.

Respectfully submitted by
Yadi Mark