

CCCEOA
October 12, 2006
110 South Drive, 7:00pm

In Attendance:

Peter Deinken, Barbara Dodds, Yadi Mark, June Murphree, Mike Murphree, Marcy Murray, Wendy Touchard, Jeff Young..

Absent:

Max Chotto, Bill Hunter, Sylvia Leibe, Patty Massara

Guests:

Robert Amort (homeowner impacted by the temporary club).
George Betta (homeowner impacted the by the temporary club).
Gus & Jan Kuntz (homeowners impacted by the temporary club).
Gene Robechaux (representing Blossman).
Lisa Rodenkerch
Blair & Wendy Tourchard
Andre Young (representing Blossman).

Guests Gus Kuntz and George Betta, who live across the street from the temporary club, at 162 Country Club Dr., described how the operation of the club had negatively impacted their quality of life.

Andre Young, representing the country club, explained that the club was doing well until Katrina damaged it. *It was then leased to the FBI until November 2008.*

Gene Robechaux, who also works for the club, stated that the permit would be temporary. But that they need at least a year. According to Gene, there will be a permanent club in the future. He stated that if the club is not allowed to operate at the temporary site the club would have to be shut down.

Gus reminded Gene that the club is a commercial establishment operating in a residential area without a permit. No permit was obtained to construct septic tanks or to place a trailer in front of the property.

Zoning/ Conditional Use Permit Discussion

The board meeting was called to order after the guests had an opportunity to speak and leave. Barbara would recommend an order of business at the parish hearing so that people who are impacted the most have an early opportunity to speak first, followed by the property owners and members of the club. The meeting is only an hour. There will be a public zoning meeting in November. It was decided that Jeff would be the spokesperson representing the board. All were in agreement that there was no communication between the club owner and the residents of the neighborhood. Another concern was the fact that liquor is being sold in a residential neighborhood. The point will be made that the CCCEOA represents the neighborhood and we have an obligation to

represent property owners in the subdivision. We support the club. But the club has been operating without permits. We will accept a temporary permit for no more than three months. The club needs to present a plan and open the lines of communication.

Peter stated that there was a consensus that the country club is an asset. The point is that the current situation is not tolerable to most people and particularly to resident that live directly in front of it.

Wendy said that the club owner should define what the country club is comprised of. Does it include a pool, tennis courts, boat launch and dining room as well as the golf course?

Nomination of new Board Member:

Darlene Peterson resigned from the board as she was not able to attend meetings. Yadi nominated Peter Deinken to fill the vacancy on the board and June seconded the motion. All were in agreement. The motion carried.

Approval of Minutes:

There was a move by Wendy and a second by Peter to accept the minutes with corrections made by Barbara. The club site is zoned suburban agriculture and the term is “conditional use permit.” All were in favor to approve the minutes with corrections.

Treasurer’s Report:

Patty was absent but sent word that there were no transactions this past month.

St. Tammany Blighted Property Procedure:

The parish is seeking information on blighted properties from homeowners associations. Board members volunteered to provide Yadi with addresses of properties that are blighted. Mike will check Tchefuncte and Fairway. Jeff will do Pine and Willow. Wendy will review Oak and Magnolia and Peter will check Bertel.

Communications:

June stated that the newsletter is not out yet. She is hoping to finish it this week-end. Barbara suggested that June call Patty to get information regarding luminaries. Jeff would also like to include information regarding the zoning meeting. The Zoning Commission will meet Wednesday, November 8th at 6:00 pm at Kook Drive Council Chambers.

June reported that the stop sign at Pine and Fairway is very faded and the sign is being blocked by a pine tree. Mike offered to speak to the owner.

Ad hoc Committee Report on Management of Land Assets of CCCEO

The board appointed a committee in September chaired by Peter to gather information and explore the possibility of selling the three lots owned by the CCCEO and its

Residents. Peter researched and prepared a report for the ad hoc committee to review and offer input. The insurance, taxes and maintenance costs were a factor in exploring the sale of the properties.

The discussion of insurance costs was revisited. Jeff stated the necessity of insurance coverage on vacant lots because the homeowners association would be liable if someone slips and falls. The insurance cost is rated according to the number of houses in the subdivision. The insurance company dropped the coverage last year without giving notice according to Patty. Jeff volunteered to shop for affordable insurance for vacant property. Barbara asked if Jeff knew of a company who sells insurance for non profits. Jeff said that there are programs that cater to homeowners associations.

Peter asked if we would present the sale to the general membership. Barbara stated that if we decide to sell the lots, the board of directors would have to vote on a resolution to sell the property. Peter encouraged discussion on the pros and cons. There was lengthy discussion on the use of the funds (if the properties were sold) to make significant improvements to the subdivision. One idea was to use the funds to buy the half lots along the service road. A committee would be established to make recommendations should the board decide to sell the lots.

If the Board decides to have the properties appraised, as per our committee report," the committee recommends that the lots be evaluated by a licensed appraiser to establish an unbiased market value." Peter was quoted a price of \$300.00 for the appraisal of the three lots if the board chose to have the lots appraised. Yadi made the motion to have the lots appraised. Barbara seconded the motion. There was additional discussion before a vote was taken. Four were for two were against. The motion carried. The lots will be appraised for the cost of not more than \$300.00.

Peter asked if we are liable for property gains tax and what are the limits on retained earnings. Do we have a cap on what kind of savings we can have? Barbara asked if we are allowed to keep reserves that are earmarked. We will ask Patty to talk to our accountant about these issues.

Annual Meeting:

Peter will talk to the owner of Louisiana Grill to get a price for the annual meeting.

Respectfully submitted by Yadi Mark