

**CCCEOA Minutes
December 14, 2006
110 South Drive, 7:00pm**

In Attendance:

Peter Deinken, Barbara Dodds, Sylvia Leibe, Yadi Mark, Patty Massara, Mike Murphree, June Murphree, Wendy Touchard, Jeff Young.

Absent:

Max Chotto, Bill Hunter, Marcy Murray

The meeting was called to order at 7:10. Mike moved to accept the minutes seconded by Patty. All in favor.

Treasurer's Report:

Patty submitted a written financial report.

Ad Hoc Committee Update:

Peter summarized our original purpose to research the possible sale of the lots. We are now facing different dynamics. The board is not interested in selling the lots at the present time because of the capital gains tax. Insurance has gone up on vacant property. But we would be faced with a similar premium if we keep or sell the lots because we have to insure our half lot with the CCCE sign. According to Jeff, the premium is based on the number of houses in the subdivision. We paid \$1,300 to ensure the lots and never had a claim. The present premium has gone up to \$5,800.

Capital gains will be taxed at 15%. We would only keep 85% plus 6% for the realtor. We still would have to pay property taxes and insurance. We are considering some type of community park on our vacant lots. Wendy and Peter volunteered to serve on a committee to explore the possibility of a park. There are factors to consider such as parking and lighting. There was discussion as to what other subdivisions were doing as it relates to insurance and parks. Barbara stated that St. Tammany Parish wants to schedule a meeting for home owners associations. There is a web site address that she will look into.

Beautification:

We have no estimates at this time for the lighting and irrigation.

Communications:

June will revise the news letter sending issue three before issue two so that the annual meeting invitation will go out sooner.

Streets and Utilities:

Bill was not present to give a report.

Zoning:

Blossman was not successful on his appeal to the parish for an extension to keep the temporary club in operation. He was told that he has had more than a year to develop a plan. Therefore he was given a deadline to submit a plan.

Jeff volunteered to liaison between the Home Owners Association and management of Covington Country Club. Peter made the motion that Jeff represent the CCCEOA and meet with them at least once a moth. Barbara seconded that motion. All were in favor. This item will be added to our monthly agenda.

Covenant Issues: It was mentioned that 104 and 106 Country Club continue to be a nuisance because of junk cars and uncut grass.

Annual Meeting:

The annual meeting will take place January 28th from 4:00 to 6:00 pm at Louisiana Grill. Our budget for the meeting is between \$400 to \$500. Peter said that the owners would like to host it.

Because of the higher cost of insurance, grass maintenance and other on going improvements, Jeff recommended that we ask members of the CCCEOA to vote on an increase of the annual maintenance fee from \$45 to \$75. Wendy made the motion, Sylvia seconded the motion. All were in favor.

Mike Murphree resigned from the board but has volunteered to maintain the web site. Peter agreed to volunteer for the position of Architectural Review. June has also resigned from the board. Yadi will ask Marcy if she will serve as Communications Director. Lisa Rodenkirch is also interested in serving. We will discuss and vote on the new slate of officers at the board meeting on January 11th so that we can submit them for a final vote at the annual meeting.

The Annual Meeting is January 28th from 4:00 to 6:00 pm at Louisiana Grill.

Respectfully submitted by Yadi Mark