

CCCEOA Minutes

January 11, 2007 - 7:00 p.m.

In Attendance:

Peter Deinken, Pam Frank, Sylvia Leibe, Yadi Mark,
Patty Massara, June Murphree, Mike Murphree, Lisa Rodenkirch, Jeff Young.

Absent:

Max Chotto, Barbara Dodds, Bill Hunter, Marcy Murray.

The meeting was called to order at 7:10. There was a correction to the minutes on the vote for the increase of the annual maintenance fee from \$45 to \$75. One opposed the increase. Patty moved to accept the minutes as corrected, Peter seconded. Motion carried.

Treasurer's report:

Patty submitted a written financial statement. The beginning balance was \$4,389.48. After expenses the balance was \$3,066.01. We had deposits of \$655.00 plus \$7,520 for annual maintenance fee. The ending balance was \$9,498.47.

The budget: Income was \$13,500 in maintenance fees with 300 paying fees. The expenses: Cleco, \$1,200. (We have 8 lights with one at the end of each street). Insurance for the board is \$1,600. Mowing is \$8,000. Beautification is budgeted at \$2,300. We spent \$700.00 for debris removal. \$2,000 was spent on communications. The directory pays for itself (\$500). Welcome packets cost \$100. The web site is \$150. Taxes are at \$2,300. The annual meeting is \$500. The insurance for vacant land is \$5,600.

Jeff suggested that we add a notice to the newsletter about welcome packets stating that: "If you did not receive a welcome packet and or if you know of a new family that moved to the neighborhood please let us know." June stated that the last newsletter was sent first class because it had the notice for the annual meeting. (We will also be getting a new P.O. Box in Mandeville)

Since we are already collecting annual fees of \$45 for this year, Mike recommended that we do not vote to increase fees for this year. Instead, we should have the homeowners vote for the increase of fees for next year at the annual meeting. We will have a shortfall of funds this year because of the increase in insurance on the lots owned by the subdivision. After a short discussion, everybody was in agreement that the fee increase, if approved by the homeowners, would be in effect in 2008.

Beautification:

Sylvia stated that the transformer went out and was fixed. The light will be replaced within the next two weeks.

Communications:

June reported that the newsletter was at the printers since December 18th . It will go out in the mail tomorrow. The second letter was sent first class. After serving on the board three years,

June said that this would be the end of her obligation. The new communications member will take on the obligation of the next directory. Mike also resigned as director of Architectural Review. He said that he will continue to maintain the web site.

Architecture:

Peter reported that at 214 Tchefuncte there is a problem with a shed. He sent the owner a letter asking him to provide information as to where he is placing the shed and reminding him that we have restrictive covenants. Peter stated that we have work to do on the issue of neighborhood covenants compliance. There is another issue with a shed on Bertel.

June stated that she took two phone calls. One was a homeowner on Camellia who wants to build a garage. He will see us at the annual meeting. There is also a woman who owns a lot on Bertel and she is getting ready to build. She wanted to know what trees she could cut. Someone stated that we follow Parish guidelines on the issue of trees.

Lisa volunteered to write letters to residents who violate our covenants. She will write a letter the resident at 106 Country Club about a covenant violation.

Annual meeting:

Jeff will summarize the Board's work over the past year;

We need a sign up sheet for volunteers;

An agenda will be prepared and copies made to hand out;

There will be a treasurer's report; and

Old directories will be made available.

2007 CCCEOA Board Member Slate

Max Chotto - Peter Deinken - Barbara Dodds - Pam Frank - Bill Hunter -

Sylvia Leibe - Yadi Mark - Patty Massara - Marcy Planer Murray -

Lisa Rodenkirch - Jeff Young

Meeting was adjourned at 9:10 p.m.