

CCCEOA, February 19, 2009 Minutes

The meeting was called to order at 7:05.

Guests present: Councilman Reid Falconer, Richard Blossman, Jeff Schoen, Blair Touchard, Robert Amort, Carol O'Donnell, Dylan Langdon, Robert Deeb, Brent and Christy Cordell.

Jeff Schoen provided a review of zoning changes that are taking place through out the parish and zoning changes to the club and the golf course.

The purpose of the meeting was to establish dialog between the board, representing the residents and Richard Blossman. The discussion centered on the zoning changes to the club and the golf course and how these changes may impact our subdivision in the future.

Jeff Schoen explained that because zoning of properties are being made throughout St. Tammany Parish, Mr. Blossman is asking for zoning that will best fit his 140 acres. He has requested A3 zoning, with the exception of the clubhouse (three acres) which will be zoned PF3 along with the tennis courts. The zoning changes to the clubhouse would allow the same uses as it currently has. While it has many uses that are not appropriate some of those uses are not a good fit in a residential area.

While there was talk of "cluster" housing, that would have to be a "planned unit development" overlay if the current golf course were to be assigned a residential zoning classification. It was a concept discussed as part of the possible residential zoning

According to Mr. Schoen, Mr. Blossman's intentions are to continue the same use for the properties. The golf course is 60 acres. The golf course operation is doing as well as in recent years. In the future it may be turned into an executive golf course. Instead of 18 holes it could become an executive course with 9 holes of golf. There could be a date when the golf course may not be practical and residential homes with no more than two houses per acre could be developed. We were assured that a strict planning process and controls would require safeguards and impact of developments would not injure or do harm to our homes.

Members Absent:

Sandra Newman, Jan Martin, Pat Festervand, Pam Franke

Financial Report and update on membership fees paid:

Miles Mark provided the treasurer's report on behalf of Sandra Newman. Sandra has indicated that she would like to step down due to her busy schedule. The board is seeking a replacement.

As of February 19, 2009, 175 residents had paid their fees for 2009 – approximately \$13,125.00 has been collected.

The checking account balance as of 1/31/09 was \$18,100.32, income for January was \$5,450.00 and expenses were \$245.12.

On the date of the monthly meeting of the homeowners association the balance in the checking account was \$21,565.68 reflecting additional deposits of \$3,915.00 and additional expenses of \$449.64, bring us current and up-to-date.

Mandatory Fees Campaign:

20% of the residents have responded, 75% are for and 25% are against. Bill will be working with Yadi and will have a schedule for the board to continue with the campaign. A motion was made by Tim and seconded by Barbara to vote for mandatory fees on the four lots owned by our subdivision.

Beautification:

Sylvia has made arrangements to have the last dead tree cut on the sign property.

Communication:

Tim made the motion to nominate Brent Cordell to the board as Director of Communication. He will be working with his wife Christy. John seconded the motion. All were in favor. Motion passed.

Streets and Utilities

John reported that there is a drainage issue at 123 Country Club Drive. He will work with Reid to get it resolved.

Zoning and Parish Affairs:

Barbara gave a summary of the earlier discussion regarding zoning. She will email Brent with a zoning update for the newsletter.

Blair Touchard will monitor the rezoning of the golf course property and organize a committee to work with him to achieve the best possible zoning situation for the overall good of the subdivision and the residents with homes on and overlooking the golf course.

Respectfully submitted by Yadi Mark