

CCCEOA MINUTES
Thursday, September 9, 2004

MEMBERS PRESENT

Max Chotto
Mike Murphree
June Murphree
Yadi Mark
Darlene Peterson
Wendy Touchard

Wendy called the meeting to order, as Jim Talley was absent. The meeting was at Miles and Yadi Mark's house.

Wendy asked Max to write 3 formats of letters to be reviewed and approved by the board. The letters would inform homeowners who are not maintaining their property of their responsibility under the covenants. (The second and third letters would be certified). The first letter would explain the covenants. The second letter would be somewhat stern. The third letter would inform the homeowners that since there was no response, the problem would be settled by the courts.

A motion was made by Yadi seconded by Mike to approve the above procedure to enforce our covenants. A vote was taken. All approved.

COMMUNICATION

June gave us an update on the newsletter and explained what it would contain. She also passed around a sample of the welcome package for homeowners that she had put together. She expressed concern about the financial statement as she had incurred some expenses and had newsletter bills that needed to get paid.

FINANCIAL REPORT

There was additional discussion about what bills had and had not been paid. Someone asked if bills for grass maintenance were being paid and if the liability insurance had been paid. Those present did not know the status of the financial report.

ARCHITECTURAL REVIEW

Mike gave an update on Architectural Review:
161 Country Club, shed construction
142 Fairway, home remodeling
108 South Drive, home addition
107 South Drive, home remodeling
181 Bertel, new home construction

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STREETS/UTILITIES

There was again, discussion on the Tchefuncte property. Mike reported that nothing had been done. Max recommended that if all else fails that the board take legal action and ask for damages. Mike has information on the property owner who lives in River Wood. Max will send a certified letter to the parish and the property owners and will give them until the next meeting to respond. He will inform them that we will take legal action. They will have to fill the lot according to parish guidelines.

Yadi asked if anyone had information regarding administrators that manage homeowners associations so that we can look into this in the future. We have concerns about the future of the association as several long time serving members are getting off the board at the end of this year and few residents are willing to serve.

BEAUTIFICATION

Yadi will be contacting Louisiana Landscape to contract with them to do the horticultural services (maintenance) to the landscape at the Covington Country Club sign. (The board had voted on my request to contract with another service). Sylvia Leibe has been weeding and helping maintain the landscape. We will contact LA Landscape in mid October.

NEIGHBORHOOD CLEAN UP, SATURDAY, OCTOBER 23, 2004 FROM 9:00 – 12:00

Board volunteers will meet at our lot to do a clean up of weeds and brush. We have identified the north side of Camellia service Road, entrance to South Drive and other entrances to the subdivision. We will work on things that are “readily achievable” for us to do. Bring gloves, and whatever tools you feel will help our effort. Don’t forget to bring your drinking water or your refreshment of choice.

OUR NEXT MEETING DATE: WEDNESDAY, OCTOBER 6 AT 7:00 PM (FIRST WEDNESDAY OF THE MONTH) at Miles and Yadi Mark’s home.

Meeting adjourned at 8:30.

Respectfully submitted by Yadi Mark