

G.H.E.H.A.

General Membership Meeting

September 8, 2012

Location: Fire Station – Highway 21

- 1.) Sgt. Darren Blackmon of the St. Tammany Parish Sheriff's Office arrived at 10:00 a.m.
- 2.) Steve Roberts, further referred to as the "Chair," called to order at 12:01 p.m. the second General Membership Meeting of 2012.
- 3.) Chair called for any proxies – none.
- 4.) Chair: Books were available for review since 9:00 a.m. – No one reviewed the books.
- 5.) Judy Coker read the Proof of Notice of meeting – see attached.
- 6.) No guest speakers at this general membership meeting.

CHAIR – RULES OF MEETING:

- a.) No quorum met for this general membership meeting;
- b.) The meeting will follow simplified Rules of Order;
- c.) Anyone wishing to speak must introduce themselves before speaking;
- d.) If someone causes three (3) disruptions during the meeting, he/she will be asked to leave the meeting;
- e.) Only one person can speak at a time; and
- f.) Each speaker is limited to three (3) minutes.

CHAIR:

- A.) Introduced the Board Members: Steve Roberts, Bonnie Hebert, Ron Trupp, A.J. Ostarly and Judy Coker.
- B.) Asked all members in attendance to introduce themselves. See attached.
- C.) Chair introduced the committees:
 - Landscaping & Maintenance Chairman – Hank Scavo
 - Architectural Control Chairman – Travis and Jessica St. Pierre
- D.) Chair asked for the reading of the Minutes from the January 28, 2012 General Membership meeting. Harold Moore made a motion to suspend the reading of the Minutes and accept as written. Warren Guillot seconded; no objections.

VICE-PRESIDENT - BONNIE HEBERT:

-Reported on meeting with Mr. Tanner and repairs needed to dam.

-Update on road resurfacing:

-Pimlico from Highway 1083 to Churchill Downs AND Ruffian Court are in the overlay packet for resurfacing this year. This project is ready to be advertised but because of Hurricane Isaac, it has been delayed to be advertised next week. This process will take about thirty (30) days. After the bids are received, it will take approximately 4-8 weeks to review the bids and award the contract. Once the contract has been awarded, the contractor usually begins in two (2) weeks. We are looking around the end of December, 2012 or beginning of 2013.

-On behalf of the La. Dept. of Transportation and Development Dam Safety & Water Resources Section, ECM Consultants, Inc. submits a yearly report to GHEHA regarding repairs needed to the dam by the

lake. The Board contacted Richard Tanner and presented the report to the Parish for repairs. The Parish corrected the deficiencies listed in the report and also placed more soil on the grassy area adjacent to the road in places where concrete was protruding. The Parish has more work to be done before completion.

TREASURER – RON TRUPP:

- Thanked everyone for their timely manner of paying their assessments. Balance of assessments will be collected by legal means.
- Crawfishman Triathlon donated \$750.00 to GHEHA for 2012.
- The sign at the main entrance of the subdivision has been repaired by the driver's insurance company.
- Explained expenses and account balance – see attached.
- Harold Moore made a motion to accept the Treasurer Report; A.J. Ostarly seconded the Motion. All in favor.

NATURAL GAS REPORT:

- Ron Trupp attended the Parish meeting. If we switched to natural gas, the homeowners would have to pay for service to get to the home. It does not seem feasible for the homeowners in this subdivision.
- Harold Moore: Do we pay taxes for gas service?
- A.J. Ostarly: No. It is a private entity.

NEW BUSINESS:

- Art Price and Robbie Roundtree are concerned that the water level of the lake gets too low during the summer due to the drainage pipes being too low.

Also, the drainage pipe is beginning to corrode. These gentlemen questioned who will repair these issues. Ron Trupp will contact ECM and Bonnie Hebert will contact the Parish. Mrs. Watkins, a Grande Hills homeowner, advised that there exists a State Department that regulates the pipe to protect the highways.

-Ron Trupp advised all members that the Parish is cleaning out the culverts throughout the subdivision and will continue to do more.

-Joel Blazek and Art Price stated that the tubular grass and lilies are invading their end of the lake. These gentlemen feel that 2/3 of the carp exited the lake through the culverts due to carp naturally go to running water. Bonnie Hebert questioned if there should be grates placed in the culverts to prevent the escape of the carp. Joel Blazek said no. Mr. Blazek advised that there were grates on the culverts in the past and they would get jammed with wood. When adding carp to the lake, we need to make sure the water level is low. Mrs. Watkins stated that the carp was a waste of money; they are not eating the grass. Mrs. Watkins stated that there are 3-4 different kinds of grass in the lake. Bonnie Hebert advised that the Parish will clean out the culverts by Churchill and Sir Barton. Mary Gerardi recommended using the \$750.00 donated by the Crawfishman Triathlon to purchase more carp. Joel Blazek advised that the grass in the lake has gotten worse this year and some swimmers had some problems. The Chair advised that a group will be put together to check into the lake issue. Chair requested any additional comments/concerns on this issue – none.

-A.J. Ostarly announced that the subdivision cleanup day will be Saturday, September 15, 2012 at 9:00 a.m. Anyone interested is to meet at the boat launch. Please bring bags, gloves, drinks and transportation.

-Chair asked if there is any other new business – none.

PENDING LAWSUIT:

-The Chair explained that over half of the G.H.E.H.A budget pays attorney's fees associated with the pending lawsuit. There is no judge or jury at this meeting and only the facts of the lawsuit will be read. As a point of information for all GHEHA members at the meeting to understand what the ratifications are regarding the changes to the Articles and to the Bylaws were read:

-Eric Lowe: Can I interrupt you for a minute

-Chair: No

-Chair: Proceeded to read all changes – see attached.

-Chair: Asked for any questions

-Eric Lowe: You did not read Article 8

-Harold Moore: What is their objection to what the Chair read? Eric Lowe claims that the Board did not have the right to change anything. The Judge in 1998 or 1999 awarded the Board the capacity to run the Association and the Articles and Bylaws to the Association dictated what the Board could do. The Judge threw out the fraud allegations. Therefore, Eric Lowe and additional plaintiffs amended the lawsuit. The Board is hoping by having the ratifications, we can settle this lawsuit. However, Eric Lowe and additional plaintiffs want to amend the lawsuit again.

-Eric Lowe: Discussed the chain link fencing issue. He discussed the 1997 Briarlake lawsuit which addressed that the Board cannot make things more restrictive for the homeowners. The Board has not made anything more restrictive.

-Eric Lowe: Stated that he would like this to end.

-Chair: Objected.

-Art Price: Discussed his shed that he wanted to put on his separate lot. He said he understood not having a shed only on a lot. Said he would not think of suing anybody over that issue.

-Chair: Asked for any other questions.

-Rick Gueho: Stated that he remembers that there was a time limit to build your home in the subdivision.

-Rick Gueho: Asked how long this has been in litigation

-Chair: Since 2009

-Harold Moore: The present lawsuit is not the first lawsuit filed.

-Rick Gueho: Asked if the ratifications will end the present lawsuit

-Eric Lowe wanted to leave the meeting.

-Warren Guillot: Addressed Mr. Lowe and asked him to stay and listen to the Grande Hills homeowners regarding the issues with the present lawsuit

-Chair: It is the Board's hope that the Judge will dismiss the present lawsuit. The Board has over 51% and the Board should have over 66 2/3%.

-Art Price: Stated that this is not going to stop.

-Chair: The Board has tried in all ways that we could to end this litigation. Louisiana law is very liberal on giving individuals their rights.

-Joel Blazek: Asked what happens if the Judge doesn't dismiss the pending lawsuit. Stated that the Board should ask our attorney if there is any other recourse. He stated that if the Board is a legal entity, Board should have

another recourse. Stated that if the Board has the majority of the members in agreement, the Judge needs to agree. Mr. Blazek asked if the Board could move the pending lawsuit to another Court.

-Mrs. Watkins: Asked the Board how much will it cost the members to conduct the poll?

-Chair: Not very much-only paper.

-Joel Blazek: Stated that if you have a situation with someone, it should not create a lawsuit.

-Chair: I agree.

-Joel Blazek: He fell riding his bike on wet grass that had been blown in the street.

-Ron Trupp: It is not the Board's purpose to settle matters between neighbors.

-A.J. Ostarly: A dog barking issue – you should call the owner to work it out.

-Chair: Asked for any questions.

-Harold Moore: Asked what is the current status of the pending lawsuit.

-Chair: The Board did not know until today that they are amending the lawsuit again.

-Chair: Asked for any questions – NO.

Rick Gueho made a motion to adjourn the meeting; Mary Gerardi seconded the motion. All in favor.

Meeting adjourned at 1:42 p.m.