

G.H.E.H.A.

Annual Election Meeting

January 11, 2014

Location: Fire Station - Highway 21, Bush, LA

- 1.) Ron Trupp went to the United States Post Office at 8:20 a.m. to check for ballots. No ballots were received today.
- 2.) The Board Members arrived at the fire station for 8:30 a.m.
- 3.) The GHEHA books were out for review by the Association Members beginning at 8:45 a.m.
- 4.) Deputy D. Landrum of the St. Tammany Parish Sheriff's Office arrived at 8:45 a.m.
- 5.) The members of the Election Committee were Jessica St. Pierre, Art Price, and Johnny Buisson, whom all arrived by 9:30 a.m. Tanya Joseph was unable to attend the meeting and, therefore, unable to fulfill her position on the Election Committee due to her undergoing emergency surgery Friday night. Ron Trupp gave the ballots, totaling 626.44 acres, to the Election Committee at 10:00 a.m.

CHAIR – STEVE ROBERTS:

- a.) The Chair called the meeting open at 12:03 p.m.
- b.) The Chair welcomed all present.
- c.) Chair called for any proxies: NONE

SECRETARY - JUDY COKER:

- a.) Read the Proof of Notice for the Election Meeting: “On November 27, 2013, 147 December, 2013 Newsletters were mailed to the GHEHA members (not mailed to the Board members); and on December 19, 2013, 154 January, 2014 Newsletters with Ballots.”

GUEST SPEAKERS:

Mark Salveti, Crawfishman Triathlon:

M. Salveti: -He thanked the community for a successful 2013 Triathlon. We had 430 participants from 30 different states in attendance. He indicated that the Crawfishman Triathlon is set for Sunday, May 4, 2014. He again thanked the community for their support and involvement.

Chair: -Asked the Association members if there were any objections to allowing the Crawfishman Triathlon to take place in Grande Hills Subdivision on May 4, 2014: NONE

David Holloway - Smith & Core Realty:

Holloway: -Gave all members present an update on the real estate market.

-Residential sales only for West St. Tammany Parish is up by 21.42% (houses)

-Values increased by 1.07%. This statistic does not include foreclosures or relocations; only normal transactions.

-Distressed property decreased by 21.77%.

-Values of distressed property increased by 8.24% (bank owned/relocation properties).

-Bush area had a 21% increase in values.

-Grande Hills Estates had a 19.45% increase in sales price.

-Grande Hills Estates vacant land is selling for \$10,736.00 an acre and \$12,500.00 an acre for waterfront land.

-FEMA is coming out, some time this year, with a new flood zone map. Some parts of Grande Hills Estates will now be in a flood zone according to FEMA's new flood zone map. To see the new flood zone map, go to www.LSUAGCenter.com and then click on "flood maps."

-Currently an appraiser does not have to be knowledgeable about the area. There is legislature in the works to change that. It would give buyers and sellers a more accurate appraisal.

-To keep up with changes and zoning in St. Tammany Parish, you can sign up at www.stp.gov

Jessica Oglesby: What is going on with the Smith property?

Holloway: It sold at public auction.

Chair: Thanked David Holloway for his time and great information.

CHAIR – STEVE ROBERTS:

Rules of Meeting - Chair:

- A quorum was met for voting.
- No quorum was met for the meeting.
- Simplified Rules;
- Introduce yourself before speaking;
- 3 X's you are out;
- Speak one at a time; and
- Each speaker is limited to three (3) minutes.

Opening Ceremonies and Welcoming Remarks:

Chair: -Introduced the Board of Managers: Steve Roberts, Bonnie Hebert, Judy Coker, Susan Chartier and Ron Trupp.

Chair: -Asked all members to introduce themselves. (See roster)

Chair: -Introduced and thanked the Committees.

- a.) Hank Scavo - Landscaping and Maintenance;
- b.) Pat Trupp - Welcome Committee;
- c.) Travis St. Pierre and Jessica St. Pierre - Architectural Control Committee;
- d.) Art Price, Robbie Roundtree and Dion McKinley - Lake Committee; and
- e.) Warren Guillott, Mary Lee Oliphant and Jon Oglesby - Liaison Committee.

Chair: -Announced that all of the Association books are out for review and will remain out if any member wants to review them.

Minutes – September 21, 2013:

Chair: -Asked Judy Coker to read the Minutes of the September 21, 2013 General Membership Meeting.

-Harold Moore made a motion to dispense with the reading of the Minutes and accept the Minutes as written.

-Art Price seconded the Motion.

-Mary Lee Oliphant objected to the Motion.

-Judy Coker read the Minutes of the September 21, 2013 General Membership Meeting.

-Harold Moore made a motion to accept the Minutes from the September 21, 2013 General Membership Meeting as written. Celeste Chabert seconded. No objections.

Ron Trupp - Treasurer Report:

-See attached.

-Ron Trupp thanked members for paying their 2013 assessments.

-Ron Trupp asked if everyone was happy with the new format for the Budget and Expense Report. No objections.

-Ron Trupp explained that the new lock and keys for the boat landing cannot be duplicated, therefore, keeping members from giving the key out.

-Ron Trupp advised that there were two (2) removal of liens, one (1) Small Claims Court, and one (1) lien filed.

-Ron Trupp asked if anyone had any questions about the budget.
NONE

-Robbie Roundtree made a motion to accept the Treasurer's Report.
Kirk Aymond seconded; all in favor.

Unfinished Business:

Bonnie Hebert update of Lawsuit:

-October 9, 2013, Judge Knight ratified the GHEHA documents.

-October 22, 2013, the Plaintiffs filed a Motion for a Retrial of the Motion hearing.

-December 18, 2013, Judge Knight denied Plaintiffs' Motion for Appeal.

-The Association has requested a trial date on the remaining claims.

Larry Pippins: Why is it taking so long?

Bonnie Hebert: They keep appealing and changing or adding too.

Robbie Roundtree: How long can so few aggravate so many?

Bonnie Hebert: The Judge has to allow them due process.

Robbie Roundtree: It is ashamed that they don't have a life.

Bonnie Hebert: We always ask the Judge for court costs.

Linda Pippins: Have we considered going on the offensive?

Bonnie Hebert: Explained what Plaintiffs' intent is.

Chair: We filed for a trial date. You cannot take away someone's right to sue.

Mike Wolford: Is all of the Opposition Group in compliance?

Bonnie Hebert: If anything goes up and we do not have a Certificate to Proceed, we do check on it.

Chair: As with anyone that does not go to the Architectural Control Committee first for a Certificate.

Kirk Aymond: Thanked the Board for fighting on the front line for the Association.

Mike Cramer: What started it?

Bonnie Hebert: It goes all the way back to the developer going into Bankruptcy. Explained that Grande Hills Estates always had Rules & Regulations, as well as always having the liability of the lake. The Board had the fiduciary duty to the members to carry out the Rules & Regulations. The Board at that time had the authority to make changes. Now the Board has changed that. Everything goes to a vote of the members.

Linda Wolford: Is there only five (5) of them?

Bonnie Hebert: We don't know. They had to have five (5) to sue for the fraud.

Chair: Any other questions on the lawsuit? NONE

Architectural Control Committee Rules & Regulations:

Chair: A common question that the Board gets is "can we increase the minimum square footage from 1500 square feet to 2000 square feet?"

Chair: Asked the members to go over the documents. They are on the website and , at our next General Membership Meeting, the members can give the Board some feedback regarding this issue.

Plant Growth in Lake - Ron Trupp:

-Met with Biologist and Wildlife & Fisheries.

-Our permit from our last delivery of Carp is still in effect.

-The Carp is a good way to control the grass but a hard winter is better.

-We have had some hard freezes.

-We have included the Carp budget into our regular budget so when the time comes, about three (3) years, to replenish the Carp we will not have to have a special assessment.

Larry Pippins: -The larger the Carp gets the less they eat.

Art Price: -Since the freezes occurred, he is not seeing any grass.

Ron Trupp: -At this time we are just going to wait and evaluate the grass situation after the winter season.

Ron Trupp: -A member sent an e-mail to the website about using reproducing fish to cut the cost of the Carp. Regular reproducing fish like Bass, that we have currently, do not eat grass. It is illegal in Louisiana to have or buy anything but sterile Carp.

Ron Trupp: Thanked the Committee for their help with the lake.

Chair: Any other questions. NONE

Sanitation - Bonnie Hebert:

-STEP is \$25.00 a month.

-Susan Chartier uses the services of STEP and has had no problems. They do special pickups

-Pontchartrain does not service our subdivision. They would need 50 customers to service our subdivision and the cost would be \$25.00 a month.

-Progressive is \$25.00 a month. They have leaked oil and stuff on roads when not having the plug in on the truck.

Robbie Roundtree: Their main office is in Texas. Mr. Roundtree spoke to Brad and they came out and cleaned the street by his house. The plugs should always be in on the trucks.

Mary Lee Oliphant: Progressive has bought STP and Tchefuncte, but they don't pickup everybody on the same day.

Robbie Roundtree: They are planning to change that.

Celeste Chabert: Please put the information on the website.

Chair: Will do.

Oalman Road - Chair:

-We have an email confirmation from Mr. Tanner that there are no plans to open Oalman Road into Grande Hills Estates. We will continue to follow this issue closely.

New Business:

Chair: -Discussed an issue of a fence going up within the 25' greenbelt. Chair answered by explaining the vote of the members. November 20, 1998, 74% of the members voted to eliminate the greenbelt. A letter from the Board was sent to the members December 15, 1998 and again was in the October 2000 newsletter. We could not remove it from the Deed Restrictions.

Fred Vezain: -A new homeowner has put a fence up about 10' off of the street.

Chair: -The Parish Ordinance says 25' from the center of the road.

Chair: -Discussed an issue of trash dumped on private property. Chair asked the members to be more respectful to neighbors property. The Board feels it is not the members doing it but construction workers.

Chair: -Asked the members for any other new business.

Celeste Chabert: -All of the aluminum signs along the dam are ugly, tacky, and not what we are about. She would like to see a wooden barricade along the dam.

Ron Trupp: -The State said that the trees were eroding the dam. The parish was good enough to take care of the problem. We did inquire last year about something nicer. The Parish advised that they are not doing anything else. The Association does not have money at this time to redo it.

Kirk Aymond: What is the yellow pipeline for?

Art Price: Natural gas to the Home for Women on Highway 21.

Chair: It would cost him personally \$10,000.00 to get it to his house.

Ron Trupp: Would cost him \$60,000.00 to get it to his house.

Chair: Any other questions. NONE.

2014 Election Results:

-See attached

-A quorum was met for the election.

Chair: -The 2014 Board of Managers elected by the members are: Judy Coker, Bonnie Hebert, Susan Chartier, Steve Roberts and Ron Trupp.

-The Budget passed by 84.75%.

Chair: Thanked all members for their support.

Chair: -Any other items of discussion? NO

Art Price made a motion to adjourn the meeting. Robbie Roundtree seconded. All in favor.

Meeting adjourned at 2:00 p.m.

-Books were out for review until all members left the meeting. No one reviewed the books.