

GHEHA

Membership Meeting Jan 31, 2015

Location: Fire Station Hwy. 21, Bush

Ron Trupp went to the post office at 8:40 AM and retrieved 6 ballots.

The board arrived at the fire station by 8:45 AM.

The Association books were available to all by 9:00 AM and remained available until all members departed.

The Election Committee arrived by 9:30 AM.

Jessica St. Pierre, Linda Wolford, Tonya Hahn and Kirk Aymond

Alternate Art Price was there but not utilized.

All ballots were given to the Committee at 10:00 AM

Deputy Talley arrived at 11:00 AM

MEETING:

1) Call to order by Steve Roberts further called "the chair".

It is January 31, 2015 and 12:03 PM

The Chair welcomed everyone and thanked them for coming.

The Chair said that all of the documents have been available since 9:00 AM and will be available until all members leave. No one looked through them.

The Chair asked if there were any proxies. None presented.

2) Judy Coker read the proof of notice of the meeting.

155 newsletters announcing the annual meeting with ballots and itemization of expenses/income for the year 2014 enclosed was mailed on Jan 14th, 2015 and 4 hand delivered to the board.

3) Guest Speakers;

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Todd Kraft – Constable

The Chair congratulated Mr. Kraft on his election and commented “You did very well in our area.”

Mr. Kraft thanked everyone for their support. He begins serving a four year term.

Quoting Mr. Kraft

“The Constable works with the Justice of the Peace. You can bring issues to Small Claims Court. The limit is \$5000.00. The main duty of the Constable is litter enforcement. I’ll be working with the Superintendent of the Parish Barn to clean up larger items.” “What will be expected of you if you report someone for littering? You will need to sign an affidavit and possibly appear in court.”

“I also work with Code enforcement and DOTD”

“If someone is trespassing in the lake, call the Sheriff’s office.”

“If signs are missing contact the Parish Barn.”

The Chair said that there is a concern of speeding on Fairgrounds. We will ask for additional enforcement.

Celeste Chabert: “18 wheelers are speeding down streets doing construction.”

Mr. Kraft gave phone numbers: His 985 276-7695 Traffic Hot line 985 276-1310

Criminal Issues District 4 Captain Richard Magee 985 809-8200

The Chair asked “any other questions?” None.

The Chair welcomed Mr. Davis Holloway with Smith and Core Real Estate.

Quoting Mr. David Holloway:

“The Grande Hills/Bush area is improving. Construction, numbers of sales and average sales price is increasing. Foreclosures and bank owned property has decreased. The average sale price is \$367,000. Things are moving in a good direction. FEMA has not finalized the new flood maps. The Parish is using the new maps for their decisions as long as it is an area that is not in dispute. Check

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the new map when you are buying. You can get them by going to lsuagcenter.com.”

Ken Cooper asked “in 2014 – 4 houses sold?”

Mr. Holloway responded “Yes”

“The closer construction cost and market value get to each other, the better we are.”

The Chair: Any questions? None.

Mr. Holloway gave out a handout, the board will also put it on the website.

4) The Chair asked if there was anyone that had not signed in to please do so.

The Chair noted that we had a quorum for voting and no quorum for the meeting. We will follow the Simplified Rules of Order:

Introduce yourself before speaking. Speak one at a time.

Three times out of order, you are out. Three minute time limit.

The Board introduced themselves. The Chair explained why Susan Chartier was absent and thanked her for all her work.

The Chair thanked all the Committees for their time and dedication to our community.

Landscaping and Maintenance. Hank Scavo

Architectural Control Committee. Jessica and Travis St. Pierre and Mike Wolford

Welcome Committee. Pat Trupp

Lake Committee. Art Price, Robbie Roundtree, and Dion Mckinley.

Liaison Committee. Warren Guillot, Jon Oglesby and Mary Lee Oliphant

The Chair asked the members present to introduce themselves. See Roster.

The Chair thanked all members for a great turnout. The Chair introduced the election Committee: See names above. The Chair thanked them for a great job.

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5) The Chair asked Judy Coker to read the Minutes from the Aug 14, 2014 General Membership Meeting.

Harold Moore made a motion to suspend with the reading of the minutes approve them as written. Dion Mckinley seconded and Kirk Aymond third.

The Chair asked if there were any objections. None.

6) The Chair asked Ron Trupp to present the Treasurer's Report. See attached.

Ron Trupp. "Overall we stayed within budget. The only unusual expense was for rocks at the entrance to the boat Launch. We also had to use some of the reserved funds for legal expenses, and they will have to be replenished. We did receive a prorated amount of what was owed on a bankruptcy settlement. We currently have no other bankruptcies. Thanks to everyone for paying their assessments. The invoices for 2015 will be going out in February and are due by April 30th, 2015."

Ron asked if there were any questions on the itemization of expenses that everyone received in the mail. None.

Robbie Roundtree asked: "Did the five people that were suing us pay?"

Ron: "Yes, this is the first year that we did not have to go to Small Claims Court. The assessments were either paid on time or in response to the demand letter."

The Chair: "Any questions?" None.

The Chair asked for a motion to approve the treasurer report.

Harold Moore made a motion to approve the treasurer report. Warren Guillot seconded. No objections.

7) The chair gave this report on the lawsuit:

Judge Knight signed an order dismissing Plaintiff's appeal. It is fully and totally dismissed.

The plaintiffs had to come up with approximately \$7600.00 to the court. They abandoned their appeal.

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The Association won on every legal point however the judge would not award us legal and court cost.

The Chair: "I will say this in an open meeting, maybe they are getting tired also."

Our hope is that after 19 years of litigation we can move forward, pay off our balance of legal expenses, and replenish the dedicated funds and most of all reduce our assessments.

Mr. Mire: "I don't want to do anything wrong. What do they sue for?"

The Chair: Explained some of the prior suits.

Robbie Roundtree: "Is their expenses similar to ours?"

The Chair: "We think it should be"

Susan Scott: "What are they suing for? What is their main goal?"

The Chair: Further explained some of the prior lawsuits expectations.

Susan Scott: "Do we have term limits?"

Ron Trupp: "Nomination forms go out every year, little response."

The Chair: "Every January we are voted in or out"

Ken Cooper: "It sounds like they want to get rid of the Board completely"

Warren Guillot: "Didn't some of them run for the Board, but didn't make it?"

Harold Moore: "Back in the nineties they wanted to be able to subdivide their property. The Board stopped it. The Board works hard."

Ron Trupp: "That is why we have the dedicated funds that have to be replenished as a protection against lawsuits."

The Chair: Explained how anyone can file a lawsuit and we are trying to see how we can incorporate into our documents that if someone files a lawsuit against us and they lose, then they are responsible for paying the Association back all legal expenses and court costs. Further explained that our first assessments

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were \$4.26 per acre and the lawsuit objecting to the assessment cost the opposition \$30,000 that they had to pay the Association.

The Chair: "Any further questions?" None

Art Price: "If Ron and Judy would step down, the lawsuits would not stop."

8) Ken Cooper: "What about the parish ordinance on animals?"

The Chair walked around the room and showed everyone how large it is and said "If we attach to this, it gets really crazy. We have started but it will take time to adequately do it correctly. We do not want to leap into anything."

9) The Chair announced the election results. A quorum was met for voting.

Steve Roberts, Bonnie Hebert, Judy Coker, Ron Trupp and Susan Chartier will be your 2015 Board of Managers.

The budget passed by 88% of votes cast.

The increase of square footage from 1500 square feet to 2000 square feet passed by 77% of votes cast.

10) The Chair: Old Business.

Harold Moore: "WE only have Progressive garbage service in the subdivision and we are having a problem with them."

Bonnie Hebert: "I called a man out of Covington. He never came out or got back with me."

Robbie Roundtree: "Progressive is honoring all old contracts that they acquired. Michael (Roundtree) called them about the open bottom trucks leaking on the roads."

The Chair asked everyone to wear vibrant colors and be very vigilant when biking, walking or running.

Mr. Mire: "I ride everyday and drivers texting while driving is very dangerous."

The Chair stated that due to the cooler weather, the grass in the lake is dormant now. We will keep monitoring the lake.

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The Chair: "Any new business?" None.

Art Price made a motion to adjourn. Warren Guillot seconded. All in favor.

Meeting adjourned at 1:35 PM

All members left.

Nobody looked at the Association's books.

January 31, 2015

ELECTION OF BOARD OF MANAGERS

TOTAL ACREAGE VOTES CAST = 537.57 ACRES

THAT EQUALS 43 % OF THE 1255.11 VOTING RIGHTS/ACRES

(Quorum requirement to hold meeting: 40% of 1255.11 = 502.04 acres)

<u>CANDIDATES</u>	<u>TOTAL VOTES</u>	<u>ELECTED</u>
Judy Coker_____	<u>501.14</u>	<u>Yes</u>
Bonnie Hebert_____	<u>501.14</u>	<u>Yes</u>
Susan Chartier_____	<u>483.58</u>	<u>Yes</u>
Steve Roberts_____	<u>501.14</u>	<u>Yes</u>
Ron Trupp_____	<u>501.97</u>	<u>Yes</u>
_____	_____	_____
WRITE IN CANDIDATES:		
Robbie Roundtree _____	<u>5.23</u>	<u>No</u>
Tony Savoie _____	<u>5.23</u>	<u>No</u>
Larry Pisher _____	<u>5.23</u>	<u>No</u>
Eric Lowe _____	<u>15.3</u>	<u>No</u>
Jerry Carroll _____	<u>5.01</u>	<u>No</u>
Betty Shackelford _____	<u>5.01</u>	<u>No</u>
Ben Minden _____	<u>5.01</u>	<u>No</u>
Tommy Peters _____	<u>8.19</u>	<u>No</u>
Cheryl Peters _____	<u>8.19</u>	<u>No</u>

THE 2015 BUDGET PROPOSAL WAS ACCEPTED, receiving 497.59 votes totaling 497.59 acres or 88 % of the total votes cast on this proposal. (Budget approval requires 2/3's majority of the voting rights present or represented by a written proxy at such meeting = 66.66% of the votes submitted).

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THE 2015 Square Footage Amendment WAS ACCEPTED, receiving 437.67 votes totaling 437.67 acres or 77% of the total votes cast on this proposal.
