

Black River Estates Property Owners Assoc., Inc.
Post Office Box 486
Madisonville, LA 70447-0486
Minutes from General Meeting – May 20, 2007

1. Called meeting to order. Board members present included: Rosalie Boudreaux, Bruce Danner, Janelle Allen, Sean Roberts, and Krista Carpenter (interim).
2. Gibb Farrish, Assistant to Parish President Kevin Davis, provided update on road and bridge maintenance in BRE. Bids are due by contractors May 23. Five roads and two bridges will be repaired under 2007 Parish budget. Bad areas will be completely fixed; however, a total overlay of the streets will not take place. Once bids are reviewed and selected, improvements will begin. Farris was not able to give a timeline regarding the beginning or end dates of the projects. Will follow up with Jeanne Schiro and then information will be provided to Rosalie Boudreaux. Farrish provided the names of two Parish engineers, Joe Schumaker and Eddie Williams, who could answer more technical questions regarding the improvements. Charlie Kidwell asked about getting speed bumps or a four-way stop because of speeding in the neighborhood. Farrish said the Sheriff's office handled those issues.
3. Discussion regarding election of additional board members and term limits. The majority of existing board members agreed that until such time that By-Laws are adopted and state to the contrary, it would be a good idea to have "staggered" terms in order to enable a more productive transition of a new Board; consequently, each would serve an additional year. There was some opposition by those present, including a board member, that if the existing board members want to serve another year, they should be re-elected. Discussion also arose about the positions held by existing board members and the possibility of changing positions on the board. It was further noted that a new Board may vote for single limit terms at any time since it is the Board who adopts the By-laws.
4. Nominations were taken from the floor for two additional members to replace Henry Schiro and Janelle Allen, two of the original five board members. Nominations included Krista Carpenter, Randy Burdick, Sandi McLaughlin, Charlie Kidwell, Paul Melancon, John Guess, and Robert Wurtzel. Burdick, Melancon, and Guess declined opportunity. With so much interest, 4 positions were filled to increase the board from 5 to 7 members. New members were appointed on an interim basis by current board. They were appointed because we did not have a quorum of votes to proceed with a formal election vote.
5. Overview and PowerPoint presentation given by Krista Carpenter, interim treasurer, of current financial status of BRE. Handout e-mailed to property owners attached. Very well received by assembly. Sean Roberts addressed comparison of 2006 budget versus 2003, 2004, and 2005. BRE spent less in 2006 on expenses than in previous years. Discussion regarding outstanding liens on property owners and more aggressive measures by the Board to collect the money owed.
6. Discussion regarding raising quarterly dues from \$36/quarter to \$75/quarter for improved lots and from \$106/quarter to \$150/quarter for unimproved lots. Motion made and seconded to take a vote on the increase. Motion passed. Increase will take effect July 2007 (third quarter).
7. John Guess, BRACC/CEC chair, provided updates from both committees. Stated, to date, that only one property owner had not adhered to letters concerning deed restriction violations. Discussed well issue that surfaced at last general meeting. The CEC has decided not to take action against those property owners with wells. Summarized letter received by Palisi that supported wells if they were used only for irrigation purposes. Guess did state that if a property owner had a well or did decide to put in a well that there was always a risk that it would be considered a violation at a later date and that action could be taken. Guess responded to questions and concerns about lots 11 & 12 by the bridge that had been cleared. The temporary culvert, replanting of trees, and water issues had all been addressed with the property owners. Guess was not even sure if the property owners were going to build on the lots because of the parish moratorium on fill. They would have to build

there home 11ft. high to avoid flooding. Guess asked the Board to grant the BRACC/CEC a dedicated webpage on the BRE website.

8. Chloe Coombe, head of the Beautification Committee, discussed the need for cleaning the cul-de-sacs and improving the entrances. There was lots of overgrowth. Requested money for planting of flowers to add beauty and color. Will decide on a work day for all neighbors to help with beautification.

9. Designing new entrances will fall under the Special Projects Committee. Kevin Vicknair was appointed the chair of the committee and will replace Sean Roberts.

10. Marty Kidwell volunteered to chair the first neighborhood party.

11. Board to follow up with webmaster and finalize website.