

Minutes of the Meeting of the Board of Directors
Of
Lakes at Belle Terre Homeowners Association
May 15, 2011

The meeting was held at the home of Cheryl Hensley on Rue de Lac at 5:00 p.m. Present were David Strong, Cheryl Hensley and Carol Harrison.

Cheryl informed us that Jeff Cody's secretary will get in touch with David regarding additional legal fees needed for the suit.

David stated that 25 homeowners are in some sort of arrears on their dues. Two owe late fees only; 23 others owe at least one year of dues (about half for 2011 and half for more than one year ; two homeowners are on payment plans and are in arrears on their plans. Liens will be filed at the end of the month on the "rush" filings (foreclosures).

Cheryl informed us that Danny is working on a list of violations. Should have it finished and be ready to go with Cheryl to talk with them.

Regarding requests: Cheryl stated that the LeBlanc's request regarding fencing has been resolved. Goodell's fencing has been approved, and he has been notified that the pergola is no problem; however, if it is built of pine it will need to be painted to match the house; if other wood such as redwood or teak is used, the pergola can be stained.

Cheryl will remind homeowners via the newsletter about house painting, and that the color used should be consistent with colors currently used in LABT.

Cheryl has found a remedy for the alligator grass without having to use chemicals in the lake. She will check to see if LABT will be able to acquire the carp that will keep the alligator weeds down, and if so, what the cost will be.

Cheryl reported that Shane Badeaux and his son caught approximately 200 live fish in the lake which were then taken to the house of Badeaux's friend to stock his lake. Cheryl will mention this in the newsletter. If it becomes necessary, we will send a letter directly to Badeaux.

As the restrictions prohibit signs in the neighborhood, it was discussed whether we should enforce that restriction regarding garage sale signs. The board has decided that no steps will be taken at present regarding garage sale signs, and we will work on the language regarding garage sale signs for the 2011 ballot.

Cheryl stated that even though the street light in the front that was broken has been repaired, there is now another light broken. She said that some young boys were

seen throwing rocks (at cars as well). Cheryl will put a notice regarding the boys, the rock throwing and the street lights in the newsletter.

Cheryl stated that Danny has a list of problems that he has found in the neighborhood: i.e. sidewalks and culverts, and will check to see who is responsible for the repairs.

The officers present, as well as Irwin Hensley walked the lake area to look at the fenced lots that are infringing on Association property. The Rabalais fence (lot 69) is approximately 10' download **[THIS Adobe PDF file](2011AnnualMeetingMinutesLABTHOA.pdf)** on Association property. Because of the location of the swimming pool on the lot, Cheryl suggested that we “allow” the Rabalais use of the Association property, and file a notice in the conveyance regards regarding same.

The Wallers fence was not installed according to the property line, and at one rear corner encompasses approximately 30+ feet of Association property. The Wallers also have a pool, and we discussed with Waller moving the North corner of the fencing back to the 4th post, and moving the South corner fencing back to the 3rd post. Although the Wallers would be allowed to use a small area of Association property (with documentation), it would allow them to still have a rectangular fenced area.

The Buyers have fenced in the servitude between them and Tracy on the side of their house, taking in 7.5 feet of servitude on the North and 10 feet of Association property/servitude on the West. This fencing will need to be moved to accommodate trucks or equipment needed around the lake.

We walked past Stevenson’s fencing to the back part of the lake, and were approached by Stevenson regarding the burning of brush. Stevenson admitted that he was the one that burned the large pile of brush after Cheryl stopped Shane from doing so. In the process, Stevenson scorched several trees that we planned to leave in the back area. Stevenson stated that he wanted to be home when any burning was done, in order to protect his property; and, that if it was done when he was home, he would have a hose handy should the fire get out of control. Cheryl explained that Shane was not going to burn a pile of brush the size of the pile that Stevenson burned, and didn’t anticipate any problem. Stevenson inquired as to whether Shane was licensed and bonded, and whether LABT had insurance that would cover any damage. We continued around the lake to determine the extent of erosion, and what kind of quotes we might need to make the back lake area safer, and cleaner. Cheryl will talk with cooperative extension and/or an engineer to determine the best course of action for LABT to take regarding the back lake area. Stevenson approached us again as we came back around from the lake, and said that he would make himself available at 7:00 a.m. Tuesday through Friday, or any afternoon after 5:00 p.m., and would furnish the water and assist Shane burning at these times.

We returned to Cheryl's house, and Carol made a motion to adjourn which was seconded by David. We discussed having another board meeting, possibly in July. The meeting was adjourned.