

Country Place Homeowner's Meeting

August 21, 2014

Meeting called to order at 7:00 p.m. by President Mark Toloso.

- * Janet Toloso read minutes from July meeting. Motion was made by Richard Silny to accept minutes. Second by Susan Burns. Passed
- * Treasurers report given by Susan Burns. Susan explained the report, what the attorney fees were for, how many homes past due on their homeowners dues, etc. Motion was made by Janet Toloso to accept treasurers' report. Second by Mark Toloso. Passed
- * Randy Smith, Architecture has had no calls.
- *Ronnie Jordan, Common Grounds, absent.
- *Trish Alderman, Swimming pool and Clubhouse – running late.
- * Mitzi Cochrane, Newsletter – absent
- * Edna House, Yard of the month - absent.

New Business:

- Back to School Bash, Sept. 6, 4:00-8:00 p.m. for children in the subdivision. The pool will be open and a pool pass is not required for this event. Clubhouse rental will be paid and hot dogs provided by Mark and Janet Toloso. Ronnie Jordan will bring his bar-b-que pit to cook hot dogs. Contact Beth Thomas or Susan Burns if you would like to help.
- Also, the annual Halloween Bash is tentatively scheduled for Oct. 25. There was a good turnout last year and everyone had a fun time.
- Cocoa with Santa is also being planned for Nov. 9 from 1:00 to 5:00 p.m. and Mr. & Mrs. Santa will be here for pictures. Please bring a non-perishable item to give to the food bank. More details later.
- Three bids have been taken for the year round maintenance of the pool. They are: American Swimming Pools, Inc. - \$3,810.50 yearly/\$317.50 monthly. Aqua Tech - \$46,000 yearly/\$500 month includes chemicals and supplies. All Dogs Doo - \$3,460 yearly/\$288.00 monthly does not include chemicals. Still discussing prices with companies.
- Nominations for Board of Directors for the 2014-2015 term were given by the Nomination Committee consisting of Susan Burns, Brent Thomas and Tony Brych. Nominations were: Mark Toloso, President; Richard Silny, V-President; Janet Toloso, Secretary; Susan Burns, Treasurer; and three members at large – Ronnie Jordan for Common Grounds, Trish Alderman for clubhouse/pool and Randy Smith and Brent Thomas for Architecture.

Nominations from the floor were Chad Kander, President (8-22-14 Chad Kander phoned Mark requesting his name be taken off ballot) and Eugene Morse, Treasurer. At a later time in the meeting Eugene Morse asked to be changed from nomination of Treasurer to V-President. Also John Knox was nominated for V-President but respectfully declined. Mark Toloso then explained the duties of each position. Nominations closed.

Question was asked if a lawsuit had been filed regarding the lawn service. Mark Toloso explained there is not a lawsuit filed but a letter from Cross Cutts' attorney demanding payment for the full two years. The Board was not given the opportunity to review, nor sign the contract per the by-laws, from Cross Cutt before it was initiated, therefore, making the contract invalid. Bids were taken from three lawn service companies with Bossier Lawn Care providing the best service for the price.

Old Business:

Again, send pictures to Bossier Parish Police Jury if you have flooding.

Discussion was held regarding changing of the covenants in May, 2014. Mark explained in 1992 a covenant was changed by vote of the Board. Using that as precedence the Board amended two covenants that were outdated to bring them up to current times. The third covenant defined the definition of commercial vehicles and then read the definition from the Louisiana Revised Statute Code book which defines laws.

Issues were addressed by Mark regarding the letter being sent from "300+ concerned homeowners". 1. "In May 2014, the Country Place HOA Board Members voted to amend 3 covenants. Not only was the action illegal, but the Board Secretary also filed the fraudulent documents with the Bossier Parish Clerk of Court." After meeting with our attorney it was determined the precedent from 1992 amending a covenant was done in error, therefore, the amendments to the covenants in May were also done in error. The Board accepted responsibility and will do everything in their power to amend the outdated covenants per the by-laws.

Also, addressed the letter stating all residents because of Board action was placed in "legal and potential financial jeopardy". Mark explained no resident has broken a law and is not in any financial jeopardy.

2. As previously stated in the meeting the Board will do everything within the power of the by-laws to get 75% of the homeowners vote to amend the covenants.

“Four Board members were notified of violations on their properties. After being notified, the Board immediately called for an illegal vote.” Mark stated none of the Board members has a violation, nor has been notified of a violation. 4. “One of the changes made was to ALLOW

commercial vehicles and industrial equipment to be parked in driveways." Mark previously quoted the definition of a commercial vehicle and industrial equipment was never mentioned in the amended covenants.

Mark expressed again nobody has broken any laws and the Board is doing everything in good faith for the best interest of the subdivision and to get the covenants modified to come up to modern times.

Mark Montgomery stated the light at the front subdivision sign was out and the light pole at a house on Elmview needs to be replaced.

There being no further business the meeting was adjourned at 8:45.

Present: Mark Toloso, President

Absent:

Richard Silny, V.P.

Ronnie Jordan, Common Grounds

Susan Burns, Treasurer

Janet Toloso, Secretary

Trish Alderman, Pool and Clubhouse

Candy Smith, Architecture