

Leigh's Cove Condominium  
Annual Homeowners Meeting  
Tuesday, November 13, 2012

The Leigh's Cove Condominium annual homeowners' meeting was held Tuesday, November 13, 2012 at Caliente Mexican Craving, 1072 W. Lee Drive in Baton Rouge, LA.

The meeting was called to order at 6:11 PM. A quorum of eligible voters was present by proxy or in attendance. See attached for attendance. The Board members present were introduced, Tommy Chauvin and Matthew Allen, along with Kathryn Gutierrez and Paul Gahn with Lewis Companies.

Proof of notice of meeting was provided as well as a copy of the previous years meeting minutes. Motion made by K. Gleason to accept minutes as written, 2<sup>nd</sup> by N. Zaunbrecher, all in favor.

K. Gutierrez discussed the financials for the calendar year 2012, and noted the Association had \$168,229.95 (\$20,475.09 in operating, \$87,754.86 in reserve, \$60,000.00 in a CD) currently on hand. It was mentioned that the reports are available to any owner at any time, just call Lewis Companies for a copy of the financials reports. An independent CPA reviews the association books every year and prepares the tax return. M. Allen discussed the 2013 budget with an average \$10 increase in dues for all owners and noted the budget was setting aside \$1300.00 for reserves. A discussion of reasons for a dues increase then began. Reasons cited were inflation, water/sewer increases, maintaining the reserve for future needs of the association, and potential insurance premium increases. A vote was taken as to whether to raise the dues or not. The majority voted in favor of raising the dues. A motion was made by K. Gleason to accept budget, 2<sup>nd</sup> by T. Viso, all in favor.

M. Allen discussed projects that were completed during the year and noted we had the grease traps cleaned, painting and repair of buildings, labeling of mailboxes, removal of dead/dying trees, rocks added to the perimeter of the A/C units, and pulling away of mulch from the buildings.

Discussion followed on future projects the members would like to see. Pool refinishing, trimming of trees, adding lights to the Leigh's Cove sign on the building, additional concrete repairs, adding cameras at the gate entrance, modifying the package delivery system with USPS, and stripping of the parking lots were discussed. They would also like to look into the feasibility of adding an additional dumpster in the area near the 5 building and adding gutters to the buildings.

The association rules and regulations were discussed. Owners were reminded to pick up after their animals and report violations to Lewis Companies and it was noted, several owners are not picking up after their dog and some are not leashing their pet. PLEASE notify Lewis Companies of any dog that is not on a leash. A \$100.00 fine will be issued to the owner. Also, as a reminder, East Baton Rouge Parish has a mandatory leash law. If the dog waste issue is not resolved, **the association discussed implementing a dog registration policy with a \$100 fee payable yearly for each animal because of negligent owners/residents pet owners.**

Members were reminded by T. Chauvin of the association website ([www.leighscove.com](http://www.leighscove.com)). If anyone, has a vendor they had a positive experience with and would like to add them to the website please let Lewis Companies know.

M. Allen asked if anyone was interested and Mr. Nick Zaunbrecher was nominated from the floor for the vacant board position. All other members agreed to sit for the Board again. A motion was made by K. Gleason to accept all for the Board, 2<sup>nd</sup> L. McCallum, all in favor.

With no further business, a motion was made by W. Poynot to adjourn the meeting, 2<sup>nd</sup> T. Chauvin, all in favor. The meeting was adjourned at 7:28 PM.