

STEVEN MOTILLA

March 5, 2017

Madisonville on the Lake Landowners' Association  
P.O. Box 967  
Madisonville, La 70447

Dear Motilla Landowner/Homeowner:

On behalf of the Board of Directors of Motilla, the time has come to address covenants and by-laws which in the past, have blatantly been violated due to their lack of enforcement. The activities prohibited within our development listed in our covenants, deed restrictions and obligations that are continuously being violated are:

- 1) No trailer, campers, house trailer or equipment of any kind will be left on the lot prior to receipt of an approval from the architectural committee.
- 2) No accumulation of building materials, scrap or any other loose material shall be allowed on the open area of a lot, except during periods of construction or renovation. Said period of construction shall not exceed 12 months and the period of renovation, 6 months, without a time extension granted by the architectural committee.
- 3) No garbage or rubbish receptacles shall be visible from the street, except in a period 4 hours prior to pick-up.
- 4) Portable boats and their trailers must be housed in a covered storage under the house or in the garage. No boats or trailers shall be stored in the open yard.
- 5) The area between the ground and the first floor of buildings shall be covered with breakaway walls, doors, and windows on the front and sides of the house. The rear of the house may be open, screened, or walled.

**NOTE: NO WAIVER** – Failure to enforce any provision of this Act shall not operate as a waiver of any such provision or any other provisions of this Act.

Moving forward, the following enforcements will occur in the event of any violation previously mentioned: A written notice of any violation will be mailed to the offender. The offender has 14 days from the date of the notice to resolve the offense. If the violation is not corrected, a fine of \$100 will be assessed to your monthly dues. For every day past the 14<sup>th</sup> day of your notice that the violation has not been corrected, you will be assessed \$10 per day until corrected. Once you have been notified in writing of your first violation regarding a particular matter and the violation occurs again, no notice will be mailed and you will begin accruing the fine of \$10 per day until resolved. When this repeated violation is reported to the board, we will send you an email or a phone to call as a courtesy of the repeat identical previous violation. If within a 12 month period from your first violation, a different violation occurs, a \$200 fine will occur along with a \$10 per day assessment past the 14<sup>th</sup> day the notice.

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**within this 12 month period, your fines will increase in \$100 increments with each new violation. If the fines go unpaid, the issue will be turned over to a collection agency and a lien placed on said property and all expenses incurred will be the responsibility of the landowner/homeowner.**

**Sincerely,**

**Board of Directors, Madisonville on the Lake**

# STEVEN MOTILLA

## MINUTES OF THE SPECIAL BOD MEETING, MOTILLA, INC

**MINUTES OF A MEETING OF DIRECTORS** of Madisonville on the Lake Landowners Association, "MOTILLA" (the "Corporation") held via email on this 23<sup>rd</sup> day of February 2017 at 07:45 PM CST.

1. **Call to Order:**

1.1. Vince Panepinto, President and Chairperson, "Chair", officially called the meeting to order at 07:45 PM.

2. **Roll Call:**

2.1. A quorum was present with the following directors in attendance: David Decareaux, Steven Marcus, Vince Panepinto, Rick Phillips, Rocky Plemons, Lane Thomas

2.2. Members not in attendance: Troy Wild

2.3. With a quorum of directors of the Corporation being present, formal notice calling the meeting was dispensed with, and the meeting declared to be regularly called.

3. **Items for review, discussion and updates:**

3.1. A special MOTILLA Board meeting was held on February 23, 2017 at 07:45 PM CT to discuss the modification of MOTILLA Covenant Violations.

3.2. Vince Panepinto put forth a motion that we change the language in the MOTILLA Covenant Violation section to read, "If the same violation is repeated, a \$100 fine will be charged to your account and a \$10 per day assessment will begin accruing until the violation is corrected. There will be no written notice or grace period for any identical violation."

3.3. Rocky Plemons suggested that the board first try and solve the violation issue with face-to-face communication. He suggested that two or three board members visit the person in violation to talk it over face-to-face. If the face-to-face effort is unsuccessful, then go with the fine as Vince proposed. Rocky believes this effort would better promote neighborhood support and friendship.

3.4. Vince Panepinto suggested that a member of the board make a phone call instead of face-to-face.

4. **Items for vote:**

4.1. A motion by Vince Panepinto was called to change the MOTILLA Covenant Violation Section to read, "If the same violation is repeated, a \$100 fine will be charged to your account and a \$10 per day assessment will begin accruing until the violation is corrected. There will be no written notice or grace period for any identical violation." The vote was held and carried by a majority decision. The vote was counted and recorded as follows: David Decareaux (yes), Steven Marcus (yes), Vince Panepinto (yes), Rick Phillips (yes), Rocky Plemons (yes), Lane Thomas (yes)

4.2. Rocky Plemons put forth a motion that the board first try and solve the violation issue with face-to-face communication. The vote was held and denied by a majority decision. The vote was counted and recorded as follows: David Decareaux (no), Steven Marcus (no), Vince Panepinto (no), Rick Phillips (yes), Rocky Plemons (yes), Lane Thomas (no)

4.3. Vince Panepinto put forth a motion that a member of the board make a phone call instead of face-to-face with the violator when the second identical violation is reported. The motion was carried by a majority vote. The vote was counted and recorded as follows: David Decareaux (yes), Steven Marcus (yes), Vince Panepinto (yes), Rick Phillips (yes), Rocky Plemons (no), Lane Thomas (yes)

**Meeting was Adjourned: 09:00 PM CT**

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