

# CPHA Minutes—April 2005

**Board members:** ✓ Andrea Cassidy                      President  
                          ✓ Tommy Darensbourg  
                          ✓ David Jarrell  
                          ✓ Dan Lupton  
                          ✓ Kerry Morris                      Vice President  
                          ✓ Pamela/John Quinn  
                          ✓ Elizabeth Swoope                Secretary/Treasurer

The CPHA Board of Directors met April 12, 2005. Andrea called the meeting to order.

David moved that the minutes from the last board meeting be approved and Pam seconded the motion. The minutes were approved.

## Old Business

### Committee Reports

#### *Maintenance:*

**Phase I chimney painting:** Chimney painting has begun. There have been two complaints about the color.

**Damaged fence:** Dan will get a bid for repairing the damaged fence. John submitted a bid of \$200 for repairing our share of the fence. Jeanne Galvin, the owner of the adjacent home with additional damaged fence, wants to let us handle her share of the repairs, as well, estimated at \$200. (The driver's insurance company will pay for all repairs.) Andrea will sign a release when she is sure that the amount offered by the insurance company will cover all repairs.

**Perimeter fence:** Dan will get a bid for repairing the perimeter fence, as well as a bid for replacement of the perimeter fence.

**Pressure washing:** Homeowner Mary Ewell, who volunteered at the last meeting to get estimates for pressure washing, was not at the meeting. R. C. Michael, the contractor painting the chimneys, may bid on washing after he finishes painting.

#### *Neighborhood Watch/Safety*

**Parking:** Andrea moved that we get a legal opinion on towing vehicles that block streets and alleys, Dan seconded, and the motion passed.

#### *Finance:*

A private investigator provided information on the two people who owe the association the most back dues. This information has been turned over to the attorney so that he can

pursue legal action against them to collect the dues owed. The attorney still needs statements from Denise documenting the amount owed before he proceeds.

Andrea moved that we authorize the attorney to proceed with collection of the Templet and Sterling debts, Liz seconded, and the motion passed.

David will attend the meeting of creditors at the bankruptcy hearing for 8535 and will represent the Association in negotiations for payment of our share of the debt.

#### *Insurance:*

We will be able to renew our Directors and Officers policy for the same \$1260 we paid last year. However, our insurance agent is continuing the search for less expensive policies.

Our liability insurance will probably go up by at least \$1000. The agent is trying to find property insurance with either \$2500 or \$5000 deductibles. We will finalize the insurance arrangements at the May meeting, just before our current policy expires.

#### *Landscape:*

David will contact that lawn care company about the trees that need pruning.

John spoke to Flores' subcontractor about the piles of concrete dumped on vacant lots in Phase III.

#### *Activities*

The crawfish boil raising money for Katie Cash's charity marathon sponsorship that was schedule for April 2 has been rescheduled for May 7.

#### *Other Old Business:*

**Letters:** The letter to the boat owner in Phase III has not been sent yet. Andrea will contact Flores about the problems in Phase III (dumpster location, downed trees, etc.).

**Mailboxes:** Kerry has spoken to Mr. Jenkins at the Bluebonnet Post Office and will meet with him soon. Andrea moved that Kerry be authorized to determine new mailbox locations, what mailboxes to purchase, and other mailbox-related issues. Liz seconded and the motion passed.

### **New Business**

**Lots:** Beau says that the vacant lots need mowing.

**Pool steps:** Liz moved that the pool steps be replaced, David seconded, and the motion passed.

**New fences:** Several new fences were erected in Phase III without Board approval. Homeowners will be reminded that fences must be approved by the Board.

**Community cleanup:** Volunteers are asked to help clean up the neighborhood from 9 a.m. to noon on Saturday, April 23.

**Termite report:** Liz will add all termite-related problems into a database and Tommy will distribute printouts of the required actions to affected homeowners.

**Profit & Loss statement:** David wants to be sure that back dues collections are separated from regular dues in the P&L.

**Accounting:** Kerry will work with Denise in reviewing the books.

**Simplified community rules:** Kerry and David will create a simplified list of community rules to be distributed to homeowners and renters.

**Next meeting:** The next meeting is Tuesday, May 3, 2005, at 6 p.m. at 8525.

The meeting was adjourned.