

CPHA Minutes—September 2005

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

Other attendees: Mary Ewell, Allen Fugler, Andy Welper, Katie Williamson

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

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

Old Business

Committee Reports

Maintenance:

Water leak: The water leak was in the water main and has been repaired.

Fence repair: John Quinn bid \$10.50/linear foot plus materials to repair the fence.

Neighborhood Watch/Safety:

Neighborhood Watch: Andrea is still waiting on a return call to get a replacement sign.

Architectural Control:

Dan moved, Liz seconded, and the motion passed that a letter be sent to the owner of 8636 requesting that the pavers installed on common ground in front of that house be leveled.

Finance:

Delinquent accounts: There were no additional delinquent accounts.

Andy Welper provided monthly dues information from 1988 to the present for use in preparing a detailed statement for Templet.

The owner of 8515 was provided with a letter documenting the agreement of her tenant to pay for the damaged street address sign that still has not been paid for.

Insurance:

A newsletter covering insurance information after Katrina was prepared by Allen Fugler and distributed in the info tubes. As of September 1, three claims had been made.

Homeowners have been asked to report all claims by September 30 so that an adjuster can look at all claims within the neighborhood in one visit.

The insurance contact is Celeste Branum, 225-767-1442 x. 13. Burns & Wilcox is our insurance company.

If our claim exceeds the \$2500 deductible, the deductible will be prorated proportionally among the affected homeowners.

Landscape:

Mowing: A \$10 fuel surcharge was added to the August bill. Kerry moved, Dan seconded, and a motion was approved to pay the surcharge.

Grounds maintenance will be rebid in early 2006.

Activities:

Allen Fugler is considering a neighborhood Halloween party and perhaps a bonfire in December.

Other Old Business:

Mailboxes: Mr. Jenkins at the USPS has approved the use of rear-loading mailboxes so Kerry will order them. John Quinn will provide a bid for installation.

Revising legal documents: Allen suggested polling at the annual meeting to determine what changes residents want to make to the servitudes.

Annual meeting: The annual meeting must end at 8:45 p.m. rather than 9 p.m.

New Business

2006 budget: The 2006 budget is not done. The annual meeting notification will be made using postcards and meeting materials will be sent later and posted on the web site.

8449 parking problem: 8449 has reported a dangerous parking situation involving the next-door neighbor. Liz moved, Dan seconded, and the motion passed that a letter be mailed to the neighbor documenting the parking rules.

8401 fence: Andy Welper wants to replace the fence parallel to E. Cypress Point Ct. With a fence that is 6 feet tall, dog ears up. Approval was granted.

Lighting and washing: Allen suggests an assessment for additional lighting and washing. Legal issues with washing are a concern, though.

Next meeting: The next meeting is Tuesday, October 11, 2005, at 6:30 p.m. at 8525.

The meeting was adjourned.