

CPHA Minutes—July 2006

Board members: ✓ Neil Coig
Jack Migliore Vice-President
✓ Kerry Morris Treasurer
✓ Elizabeth Swoope Secretary
✓ Andy Welper President

Other attendees: Gail Barnett

The CPHA Board of Directors met July 6, 2006. Andy called the meeting to order.

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

Old Business

Regular Reports

Property Management:

Gail has contacted the water company about the leak in the waterline toward the back of the property.

Entergy's bid to put in additional lighting was distributed. Cost for installing six additional lights and poles would be \$2440. Trees would have to be trimmed before lights were installed.

Finance:

The attorney was asked just a few days before the meeting to send demand letters to 8426, 8438, and 8543. Gail will send demand letters to 8436 and 8619 reminding them that legal action will be taken once they are three months behind.

The judgment debtor rule for 8432 is set for July 26, 2006. The discovery deadlines for Templet have been set.

There has been no change in 8520, 8562, and 8611.

Landscape:

Gail has talked to Richie several times. The grass was not growing during the dry period so the lawn crew was trimming and weeding rather than mowing.

Insurance:

Hurricane damage:

Roofs: The insurance adjuster looked at quite a few roofs and compared the damage that he saw to the report supplied by our roofing contractor. The adjuster says that he will try

to get approval for replacement of roofs with 10% or more shingles lifted. The report should be sent to the insurance company within the next few days and we should hear something about two weeks after the report is submitted.

Vinyl siding: We have received one bid for vinyl repair which is well within the amount allocated by the insurance company.

Awnings: If the contractor does a good job with the vinyl replacement and repairs, we will contract with him to reinstall the awnings that are down but still in good condition.

Property insurance: Evanston will insure us again, but the policy excludes wind and hail damage. John Didier is researching other policies. The policy will renew July 15. We will probably increase the insured replacement cost per square foot once the policy is in effect. We will do additional research to determine an appropriate cost and discuss this at the August meeting.

Architectural Control:

Greg Flores submitted plans for houses on his three lots and John Neal submitted plans for one house. Gail will deliver the plans to Jack Ford.

Other Old Business:

8434 received the certified letter asking that the 8-foot fence be reduced to 6-foot height and says that the work will be done.

8625, 8629, 8633: David handed out two maps showing lots 137-A, 137-B, and 137-C. One of the maps shows the square footage of common ground adjacent to each lot. Gail will contact an appraiser to appraise the property and the owners of those three lots will share the cost.

8430: The insurance adjuster agreed to recommend replacement of the roof and repairs of the damage to the carpet and sheetrock.

8420: The roof leak is likely due to a missing turbine, which the homeowner did not have repaired. Insurance will cover painting the stained ceiling.

8574: Andy measured the common ground and will draw a diagram of the property that might be sold to this owner.

Mailboxes: The new mailboxes in the garden homes have been installed but the USPS has not installed the locks yet. Locks are installed only on Wednesdays. Gail will include the mailbox charges in the August statements.

National Night Out Against Crime BBQ: Jack e-mailed a proposed budget. Gail offered to donate the cold drinks and additional ice. Liz moved that we approve expenditure of up to \$200 for this event, Kerry seconded, and the motion passed.

New Business

8650: Board members will look at the lot and vote on the request to build a sidewalk from the front door to the street by Sunday night.

8625: Kerry moved, Neil seconded, and the motion passed that the owner be allowed to add a storage shed to his property.

The next meeting is Tuesday, August 8, 2006, at 7 p.m. at 8567.

The meeting was adjourned.