

CPHA Minutes—December 2004

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

Other attendees: Trudy Gatechair, Gilbert and Patricia Mills

The CPHA Board of Directors met December 14, 2004. Andrea called the meeting to order.

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

Old Business

Committee Reports

Architectural Control Committee:

Jack Ford was to return the unapproved plans to Blumberg. No information is available on the status of the Blumberg plans.

Finance:

Accountant contract: Liz moved and Andrea seconded that the contract with accountant Denise Serrate be renewed for 2005. The motion passed.

Delinquent accounts: Trudy Gatechair does work for an investigation firm and can help us get information for a reasonable fee. Andrea moved that we authorize expenditure of up to \$150 to obtain information that would help us continue to pursue legal action against the owner of 8432, who owes the Association over \$7,000. Liz seconded and the motion was approved.

Maintenance:

Phase I chimney painting: John reported prices he got on heat-resistant paint. Harrison has black for \$32.15 per gallon and aluminum for \$29.72. Sherwin-Williams can custom-mix any color for \$42.20 per gallon. The custom-mixed colors probably will not last as long as the black or aluminum.

John will contact several painters and get estimates for labor costs for painting the chimneys. Once we have estimates, Phase I residents will be surveyed for paint color preference (most likely aluminum, gray, or red).

Safety:

Speed limit enforcement: Kerry has gotten our subdivision on the list for the speed-measuring sign.

Security lighting: Andrea reported that we cannot get additional lighting through Entergy because our wiring is underground. The light that is out in Phase I is our responsibility, so Dan and John will replace the burned-out bulb.

Also, in the next newsletter, residents will be encouraged to install external lighting, especially motion-sensitive lights.

Letters

Letters were sent to homeowners requesting that ruts in the grass be fixed and that the motor home and derelict car be moved. The motor home and car are gone.

Andrea requested the Bluebonnet Library for our 2005 annual meeting.

New Business

Newsletter: It was recommended that the newsletter mention homeowners who have done an exceptional job in maintaining their unit.

Fines and dues: Andrea suggested that we consider levying fines against those who do not follow the rules and charge higher dues for rental units.

Parking problems: A letter was received from a garden homeowner who complained about people parking in the alleys rather than in their garages. These vehicles make access difficult for other residents. The Association's legal rights concerning regulating parking and enforcing rules will be researched and reminders about parking will be included on monthly statements and in the newsletter.

Construction litter: Trudy says that nothing has been done about the construction litter and that garbage is being dumped on the canal. She has photos and notes and will pursue legal action. The Board will see if a preconstruction deposit can be required from the contractors.

Next meeting: The next meeting will be on Tuesday, January 11, 2005, at 6:30 p.m. at Liz's townhouse, 8531.

The meeting was adjourned.