

# CPHA Minutes—June 2006

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

**Other attendees:** Gail Barnett, Andrea Cassidy, Stewart Cayton, Trudy Gatechair, Jason Hebert, David Valiquette

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

The minutes from the May meeting were corrected as follows:

8633: ...Rental or purchase would require an 80% 2/3 (80 units) approval vote from the owners.

Jack moved that the minutes be approved, Kerry seconded the motion, and the motion passed.

## Old Business

### Regular Reports

#### *Property Management:*

8628 requested to use the pool for a party on June 17. Gail will let her know that she can use the pool but that other residents cannot be prevented from using the pool during that time.

The supply of pool keys is running low so more will be ordered. The pool gate was to be repaired today. Most of the pool area maintenance and repairs are complete. Gail will get someone to check the exhaust fans in the restrooms. Larger waste containers for the pool area will be gotten.

The tenants in 8447 are causing problems. Gail has talked to the owner and is trying to resolve the situation.

#### *Finance:*

The attorney will be asked to send demand letters to 8426, 8438, and 8543. The judgment debtor rule for 8432, where the owner has to appear and answer questions about assets from which the judgment can be satisfied, is July 26, 2006. Discovery deadlines have been set for the Templet case, which is moving forward towards trial. There has been no change in the status of 8520, 8562, and 8611.

*Landscape:*

Gail has talked to Richie about the weeds growing up through the shrubs. A crew worked here yesterday.

8625 asked that the tall grass around the tree next to his house be mowed.

*Insurance:*

**Hurricane:** We are paying for three roofs that have been completed satisfactorily. The other five will be paid for when punch list items are taken care of.

Gail is getting bids for replacing the vinyl siding.

Andy will give Gail a summary of awnings that need to be repaired or replaced and bids will be obtained for that work.

**General:** The D&O and general liability insurance has been renewed.

Andy has asked that Celeste rework the valuation of the townhouses in preparation for renewal of the property insurance. Andy will stay in touch with her during the next month to be sure that we have time to review the insurance policies before we have to renew. The policy renews July 15.

Other Old Business:

Mailboxes should be installed the end of this week or early next week. Gail mailed letters to affected homeowners today.

**8633 fence:** Jason Hebert will check with the engineering firm that surveyed our property to find out how much common ground is involved then he and his neighbors may choose to present proposals for purchasing the property so that a vote of the membership can be taken at the annual meeting. The fence can be left in place until the issue is resolved.

**8430 drainage:** Andy met with the owners of 8428 and 8430 about the water draining from 8428's lot into 8430.

The owner of 8430 says she has a roof leak. Andy has requested that the insurance company send out an adjuster to look at the problem and he will be there when the adjuster comes out.

**8420:** Andy has asked the insurance company to send an adjuster to look at the unit and reassess.

**8434:** The letter was drafted but has not been sent. (fence height)

## New Business

**8646:** Trudy requested that she be allowed to erect a 7-foot wooden fence around her property. Liz moved and Kerry seconded that Trudy be allowed to erect the 7-foot fence. The motion passed three to one. Jack voted against the motion.

**8574:** There is an unburied cable between that house and the new one next door. Gail will contact the appropriate utility companies to get that taken care of. Stewart is interested in erecting a fence but wants more area than his lot. He will explore the possibility of purchasing additional land. Andy will look at the area.

**Pool house cleaning:** Melanie Morris offered to clean the pool area (restrooms) every week for \$25 per cleaning. The supplies will be furnished by the Association. Jack moved and Liz seconded, the motion passed. Kerry abstained.

**The next meeting** is Thursday, July 6, at 7 p.m. at ~~8567~~ *the office of Reilly Barnett, 8211 Summa Suite C.*

The meeting was adjourned.