

CPHA Minutes—April 2006

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

Other attendees: Gail Barnett, Nick Felton, Brenda Williams

The CPHA Board of Directors met April 4, 2006. Andy called the meeting to order.

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

Old Business

Mailboxes

Kerry moved that we purchase two 16-unit cluster boxes, Liz seconded, and the motion passed.

Gail and Kerry will get quotes on two 2-large-parcel boxes. The board will be e-mailed the quotes and a decision will be made whether parcel boxes will be purchased. Once that decision is made, the boxes will be ordered and installed and homeowners will be billed.

FNR/Common Ground

Andy has drafted a letter to be sent to John Neal/FNR about the common ground that he is interested in acquiring.

Regular Reports

Property Management:

Letters:

8633: A letter will be sent to the homeowner about the back yard fence that was built without approval and on common ground. The homeowner will be asked to attend the next meeting to discuss this.

8432: A letter will be sent to the homeowner about the inoperative vehicle. If the vehicle is not moved or fixed within 15 days, it will be towed.

8428: A letter will be sent to the homeowner about the inoperative vehicle. If the vehicle is not moved or fixed within 15 days, it will be towed.

8610: A letter has been sent to the tenant and the homeowner that the boat must be removed or it will be towed.

8583: A letter has been sent to the tenant and the homeowner that the boat must be removed or it will be towed.

Gail will meet with Entergy to discuss our options for lighting. She will also contact Bellsouth to deal with the cable boxes that are in disrepair.

Gail met with a contractor about clearing the perimeter of the property and he says that a bulldozer is necessary and the cost is \$60/hour. Gail will get an estimate on the number of hours.

Finance:

The paperwork for the default judgment against 8432 was signed on March 24, 2006.

The lien on 8543 has been removed because the balance was paid in full. There was no response from the owners of 8520, 8562, and 8611.

A second collection letter was sent by the attorney to Bargas.

A collection letter should be sent to 8436.

Two homeowners who were approaching three months overdue were contacted by e-mail.

Insurance:

We don't have a copy of the insurance policy and Blumberg does not have a copy either. Andy is working on getting it. He should have it within a week or two. He wants to verify what is covered and what is not.

Songy submitted a bid that details all the shingles missing and shingles lifted on all units in Phase I and II.

Andy will contact the owners whose roofs need to be replaced and offer them the chance to upgrade to architectural shingles for \$20/square.

Liz moved that we contract with Songy to replace the eight roofs that the insurance company said needed to be replaced, Kerry seconded, and the motion passed. Andy will get a contract.

Architectural shingles will be installed on the pool house. (*Update: architectural shingles were not installed on the pool house.*)

The insurance check covered replacement of roofs that had missing or damaged shingles and the remaining shingles were too brittle to repair.

Landscape:

Gail will talk to the lawncare service about blowing the debris away.

Architectural Control:

Andy talked to Randy Arabie today. Randy had not delivered FNR's plans to Jack Ford so the plans have not been examined. More than 30 days have elapsed since the plans were submitted and the board has not acted so the plans are approved by default.

New Business

Gail will contact DPW about getting the street sign at the subdivision entrance installed more securely.

The next meeting is May 16, 2006, at 7 p.m. at 8657.

The meeting was adjourned.