

CPHA Minutes—March 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: Denise Serrate, Mary Catherine Ewell, Allen Fugler, Trudy Gatechair, Gasper Migliore, Jr., and Andy Welper

The CPHA Board of Directors met March 15, 2005. Andrea called the meeting to order.

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

Old Business

Committee Reports

Finance:

Denise said that we need to pursue getting a default judgment against 8535, which is being sold at Sheriff's sale on March 23. Andrea will discuss this with attorney Peter Dudley.

There is no information yet on the two people that the board is seeking to find so that attempts can be made to collect large amounts of back dues. Trudy will check to see if her sources have found anything.

Maintenance:

Phase I chimney painting: The board voted via e-mail 4-3 to assess homeowners in Phase I based on relative chimney length (Liz, Dan, John, and Andrea for; Kerry, David, and Tommy against [i.e., everyone pays same amount]). Assessments were \$140, \$180, or \$220. Flyers explaining the project and payment coupons were mailed to homeowners.

Mr. Migliore expressed concern that the board did not receive but one bid on the painting project. It was explained that John Quinn solicited bids from three contractors but only one submitted a bid. Although the board would have preferred to have more than one bid, board members felt the bid was fair and did not want to delay the painting project any longer so the bid was accepted.

Only ten Phase I owners voted on chimney color and the vote was evenly split between red and gray. Therefore, the board's default choice of dark gray prevailed. Tommy moved that the chimneys be painted dark gray, Dan seconded, and the motion passed.

Liz will meet with the painting contractor to document anything that needs to be done by homeowners to accommodate the painter, as well as existing damage to units so that the contractor does not get blamed. Painting should begin before the end of the month.

Washing: Mr. Migliore has offered the use of his pressure washer to any homeowner who wants to borrow it. Check with his son at 8514. Allen suggested that homeowners be assessed so that washing can be done to all units at the same time. Mary Ewell volunteered to get bids.

Perimeter fence: Dan contacted Lowe's, who was supposed to contact contractors, but he has not heard back.

Andy suggested adding a third rail to the fence to make it sturdier.

John will get bids for repairing the fence where repairs are needed.

Damaged fence: The insurance company of the driver who damaged the fence will pay for repairing it. John will follow up on the damaged spotlight at the top of the light pole and if it is our responsibility, repairing it will be included in the bill submitted to the insurance company.

Holes: Dan has filled several of the holes in the common grounds. He says that some will wash out again because of an abandoned culvert in the area. Dan will fill additional holes reported by Trudy.

Damaged street sign: Dan repaired the street sign that was knocked over by a resident. The person who ran over the sign has agreed to pay for the damage and will be billed for it.

Neighborhood Watch/Safety

Speeding: Kerry wrote a letter requesting that the portable speed limit measuring sign be located in the neighborhood. She has not received a reply.

Parking: The discussion about parking was postponed until the next meeting when there will be more time to address all the concerns.

Letters or flyers need to go to all residents and parkers in Phase III and a letter needs to be sent to the boat owner in Phase III notifying him that he cannot park the boat in the subdivision anywhere other than in his garage.

Insurance:

We will be able to renew our Directors and Officers policy for the same \$1260 we paid last year. However, our insurance agent will see if there are other policies available for less.

The search for property and liability insurance continues. We cannot insure Phase I and Phase II separately because the losses are lumped together for us as a community and also because CPHA is one entity.

Landscape:

Andrea talked to the lawncare service about problems with the mowing in Phase III. After the last mowing, Beau said that the common grounds were mowed properly but Trudy still has concerns.

Activities

The crawfish boil raising money for Katie Cash's charity marathon sponsorship is April 2 from 4-6 p.m. Allen will serve as the association's contact person and John and Dan will help. Allen will make sure that any insurance and permit issues are dealt with properly. Mr. Migliore said that a police officer must be on duty if alcohol is served.

Other Old Business:

Fence for 8569: The owners of 8569 requested a fence higher than six feet because one of them is 6'5" tall. After much discussion of fence heights ranging from six to eight feet, Liz moved that a 7' fence be approved and Tommy seconded. The motion was approved 4-2 (Pam, Tommy, Andrea, and Liz for; Dan and Kerry against).

Mailboxes: Dan will find out who is putting in the mailboxes on our common ground without board approval.

New Business

Misuse of common grounds: Trudy reports that there is a dumpster and portolet on common grounds that should not be there, as well as a cut-down tree and some discarded bricks. Andrea will talk to Greg Flores about this and John will deal with the concrete that was dumped on empty lots in Phase III.

Pool umbrella: Allen says that another umbrella is needed at the pool. Andrea moved to authorize expenditure of up the \$50 on a new umbrella, Pam seconded, and the motion passed.

Next meeting: The next meeting is Tuesday, April 12, 2005, at 7 p.m. at 8527.

The meeting was adjourned.