

# CPHA Minutes—August 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, David Valiquette

The CPHA Board of Directors met August 8, 2006. Andy called the meeting to order.

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

## Old Business

### Regular Reports

#### *Property Management:*

Some trees have been trimmed around parking areas in the front. Gail will get a bid to bush hog some of the brush in the back. There is a short in the pool area lighting that will be repaired.

The residents of 8447 are creating problems and complaints have been made by at least two neighbors. Gail will investigate what can be done about that. The residents of 8516 are causing similar problems, as are those in 8549.

Welcome packets will be sent to the new owners of 8411 and 8425.

#### *Finance:*

The attorney will file liens against 8438 and 8543. They were sent demand letters and did not respond. 8426 did make a substantial payment in response to the demand letter.

The attorney will send demand letters to 8419 and 8436. If there is no response within 30 days, liens will be filed.

#### *Architectural Control:*

Jack sent e-mail to Greg Flores and John Neal and called and left a message for John Neal that plans for lots 152B, C, and D have been rejected and that the plans for 152A were approved.

Other Old Business:

**8650 sidewalk:** Neil drafted a legal document for the owner to sign before the sidewalk is poured across common ground. This document protects the Association's right to the common ground. If the property is sold, the Association will need to get an agreement signed by the new owner.

**Common ground sale:** David Carlock FAXed an estimated value of \$1/sq. ft. for the common ground that the Association might be willing to sell to garden home owners owning property adjacent to it. A full report will be submitted soon. The affected owners need to make a proposal by the September meeting if we are to vote on this at the annual meeting. David Valiquette will contact his neighbors.

Neil recommends that we contact a property attorney to be sure that we can sell the land. He will check with some of his contacts and get an attorney to do this.

**8430:** Our insurance will pay for damage to the sheetrock but not flooring. However, the policy appears to cover floor covering. The owner's insurance company and the Association's insurance company will work this out.

**Evanston final insurance release:** A letter will be sent to townhouse owners reminding them that all damages due to Katrina must be reported to the insurance company no later than August 29, 2006. Neil will draft a letter and e-mail it to Gail. Letters will be sent to those getting checks documenting the amount they will receive.

Andy will notify the insurance company that the release will not be signed until homeowners have had one last chance to report damages.

**Hurricane repairs (vinyl):** Gail is waiting on additional quotes for vinyl replacement since the company we thought would do the repairs does not have insurance.

**Hurricane repairs (awnings):** If whoever is hired to repair/replace the vinyl does a good job, they'll be hired to do the awnings.

**Hurricane repairs (roofs):** Many additional townhouses will have roofs replaced.

**Special meeting (property insurance):** Andy plans a one-page handout summarizing the property insurance situation.

**National Night Out Against Crime BBQ:** Despite intermittent thunderstorms and lightning, 28 people (representing 15 households) attended the barbeque. Jack submitted receipts for \$176.80

## **New Business**

**8424:** The owner requested permission to repair her fence and add some landscaping to the front of her unit. Permission was granted.

**8621:** The owner requested and received permission to erect a fence.

**8646:** The owner requested permission to pour a sidewalk from her front door to the existing sidewalk. The sidewalk is approved as long as the owner signs the standard sidewalk-across-common-ground legal document.

**8537:** A letter will be sent requesting that the homeowner clean up her carport.

**8636:** Andy will call and ask the owner to improve the appearance of the sidewalk.

The next meeting is Thursday, September 7, 2006, at 7 p.m. at Gail Barnett's office, 8211 Summa Drive.

The meeting was adjourned.