

CPHA Minutes—November 2003

Board members: ✓ Andrea Cassidy
✓ Beau Graugnard Vice President
Darren Landry Treasurer
✓ Dan Lupton
✓ Richard Shurley President
✓ Elizabeth Swoope Secretary

Other attendees: Denise Serrate (CPHA accountant)

The CPHA Board of Directors met November 13, 2003. Richard called the meeting to order.

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

Officers were elected. See the list above.

New Business

Future Meetings

Monthly meetings will be held the second Tuesday of each month at 6:30 p.m. They will end no later than 8:30 p.m. We will try meeting at P.J.'s and CC's. We plan to notify homeowners of the date, time, and location of each monthly meeting when the monthly statements are sent out.

Dues Increase

Beau moved that dues be increased 10%, as directed by the majority of the homeowners voting at the annual meeting. Liz seconded the motion. The motion passed four to one. Beau, Dan, Richard, and Liz voted for the dues increase and Andrea voted against it. Beau will mail a notification letter by Friday, November 21, and Denise will include the dues increase information with the December statements.

Effective January 1, the monthly dues will be:

Townhouses	\$66.00
Garden homes	\$27.50
Vacant lots	\$11.00

New Homeowners

Andrea will watch for For Sale signs and notify Beau and Denise. Beau will work on a welcome letter and packet for new homeowners.

Grounds Maintenance

The monthly lawn care fee should be reduced because Greg Flores, the new owner of most of the vacant lots, will be responsible for maintenance of those lots. Andrea will obtain bids from several lawn care services.

The BOD discussed maintaining the common area near the creek and interstate. One option is to plant seedlings in that area so that it will not have to be mowed. The trees might also serve as a sound barrier. Andrea will contact Baton Rouge Green for advice.

Other Concerns

Neighborhood Watch: Richard suggested that we consider starting a Neighborhood Watch program in the neighborhood. Andrea will investigate this.

Cut-through to United Plaza Boulevard: Andrea will e-mail Fred Raiford to check on the status of this.

Neighborhood problems: In the next newsletter, residents will be reminded of several issues. (1) Speeding—residents and visitors should be aware of speed limits and heed them. (2) Loud music coming from vehicles driving through the neighborhood. (3) Pets should be on a leash and under control. (4) Pool rules will be enforced.

Web site: Liz will maintain the web site once she gets information on doing so. The web site will be updated with information about upcoming meetings and events and copies of the minutes from previous meetings will be available.

Dues in arrears: Legal action against homeowners whose dues are seriously in arrears was discussed. Denise will follow up on this.

Plans for New Houses

The BOD approved the plans submitted for lot 77C. Beau moved, Andrea seconded.

Plans for lots 65D and 107C received conditional approval. The BOD voted to allow Richard to give final approval once several deficiencies are corrected. A full set of plans is required, including a site plan, a list of materials, elevations, and a roof plan.

Discussion on 77A was tabled until the next meeting. The proposed home fits the lot and is oriented correctly. However, the style is not Country French as required by the community, the plans do not meet professional standards, some elevations are missing, and the materials are not noted on the plans.

The meeting was adjourned at 8:30 p.m.