

CPHA Minutes—February 2004

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

Other attendees: Deputy Michael Crawford, East Baton Rouge Sheriff's Dept.
Warren C. Ber, Jr., 8414
Tommy Darensbourg, 8543
Trudy Gatechair, 8464
David Jarrell, 8531
Kerry Morris, 8567
Denise Serrate, 8541
Pam Shurley, 8619
Thelma Lupton, 8513

The CPHA Board of Directors met February 10, 2004. Richard called the meeting to order.

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

Old Business

Neighborhood Watch

Deputy Michael Crawford of the East Baton Rouge Sheriff's Department talked to us about Neighborhood Watch and various safety precautions we should take. After the presentation, he presented us with our first Neighborhood Watch sign, which will be posted at the front of the subdivision. He also handed out window decals and bumper stickers. Some of the information he covered will be detailed in the next newsletter.

Update on Construction and Developer Relations

Parking problems: Richard spoke to Greg Flores and asked him to ask his contractors to park more on the lots than in the alleys (streets). Richard will ask if it is feasible for the contractors to park in undeveloped areas close to the mailbox rather than on the streets.

Miscellaneous: Greg Flores has purchased the lot formerly owned by UCB. He is considering moving some of the proposed houses closer to the front of the lots because of the concerns of some residents over the worsening parking situation.

We have not received a response from the developer of the Blumberg lot after the plans were rejected a second time.

8409

The owner of 8409 (the only unit in Phase I that does not have vinyl siding) has said that repairs will be made to that unit by about March 1. If the repairs are not made in a timely manner, the Board will continue to pursue legal action to protect the interests of other homeowners, especially those whose units are adjacent to 8409 and are suffering damage because of the problems with 8409.

Baton Rouge Green

We have received a letter from BRG confirming our membership. The Association's next step is to try to obtain grant money so that BRG can inventory our neighborhood and develop a plan for improving it. That plan will include not only landscaping, but also drainage and parking concerns.

Richard and Liz will meet with a representative of the Baton Rouge Area Foundation in preparation for submitting a Concept Paper. If the Concept Paper is approved, a grant proposal for money to develop the neighborhood plan will be submitted. Should we get grant money to develop a plan, once the plan is developed, we will almost certainly need to apply for additional grant money to implement the plan. Therefore, this project will take months or years to complete and it may require several attempts before grant funds are obtained, if we are able to qualify for funding at all.

Miscellaneous Updates

Painting of electrical boxes: Richard talked to Entergy and was told that the electrical boxes on the ends of the buildings belong to us so we can paint them. Dan will paint the boxes, but it may be several months before the work can be completed.

Abandoned vehicle: The abandoned vehicle at 8522 has been removed from the neighborhood.

Street signs: Richard reported that it would cost \$106 per side to have new signs made that are identical to the existing signs. He will get a quote on the decals so that the lettering will be the same and Dan can make the signs from different materials than those used for the existing signs.

Front sidewalk: Richard confirmed the \$200 quote to repair the front (wooden) sidewalk. Dan moved and Andrea seconded that we have the sidewalk repaired and the motion was passed. Dan said that the sidewalk could be bleached and stained to prolong its life.

Power washing: Andrea submitted the names of two contractors who are insured and who will give free estimates. These names will be listed in the next newsletter, with a disclaimer that the Board is not recommending them, but that they are insured.

Mailboxes: Andrea reported that the mailboxes at the end of each street are called cluster boxes. She has asked the USPS who is responsible for maintaining them and has not gotten an answer yet.

New Business

Liens

Liens have been filed against two units and a third lien is ready for filing if the homeowner does not follow through with the promised payments.

Of the six liens that were filed earlier, one has been paid in full after the sale of the unit. The other five are being paid off with higher monthly payments.

The status of the Templet situation (the unit was sold in spite of the lien and the Association is owed several thousand dollars) will be checked again to see if there is any way the debt can be collected.

The Board will continue aggressive collection of dues.

Open Discussion

Thelma asked about the repair of the sidewalk on the south side of the street coming into the subdivision. That sidewalk is the city's responsibility so Richard will check on it.

Warren asked about the status of a sound wall. The consensus is that there isn't likely to be a sound wall any time soon. Richard said that the new access road from Siegen to Essen will replace the trees separating our neighborhood from the Interstate.

A newsletter will be sent out as soon as possible. Liz will compile it.

The next meeting will be held on Tuesday, March 9, 2004, from 6:30-8:30 p.m. at the Bluebonnet Library.

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