

CPHA Minutes—May 2004

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

Other attendees: Denise Serrate, Trudy Gatechair, Thelma Lupton

The CPHA Board of Directors met May 4, 2004. Richard called the meeting to order.

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

Old Business

8409: No progress has been made toward installing vinyl siding. Richard moved that the legal action be taken against the owner of 8409 and Liz seconded the motion. The BoD voted unanimously in favor of the motion.

Baton Rouge Green/grant proposal: The grant proposal was submitted by BRG.

Community eyesores and hazards: Letters will be sent to all homeowners with abandoned vehicles reminding them of the community rules. Homeowners responsible for other eyesores and/or health hazards like camper trailers and aquariums with standing stagnant water will also receive letters. When letters are sent, the BoD will be notified by e-mail.

Street signs and sidewalk repair: The contractor still has not gotten to these jobs but says that he will do it.

Insurance: Andrea is working with Blumberg. It appears that we can get D&O for substantially less than we paid last year. We can also get good rates for general liability, but property insurance will be more challenging because we've had several recent claims. The current contract expires May 17. Richard will be out of town so Beau will sign.

Termites: Phase I homeowners need to be reminded to trim plants away from the foundations and doors and frames should be free of rot. Reminders of these ways to help prevent termite infestation will be sent with the June statements.

Lawn care: The lawn service will be asked to trim trees and bushes in the common areas and to cut and edge in the common area near the Gatechair home. They will also bush-hog lots that have not been cut at a cost of \$50 for the first cutting and \$25 for

subsequent cuttings every two weeks. Lot owners who want their lots cut by the lawn care service should contact Richie at 295-0099.

Construction and developer relations: Trash from the construction is still a problem. Resident Trudy Gatechair complained again and said that the mail carrier has not been able to deliver mail to her mailbox because construction workers' vehicles were blocking it. Richard will check with the attorney to see if we have any legal recourse against the developers.

Pool restroom cleaning: Allen Fugler's son has been cleaning the restrooms. He will be offered \$60 per month for weekly cleanings from May 1 through September 30. If he is not interested in the job, it will be offered to Trudy Gatechair's son.

New Business

Dog park: Andrea moved that we designate the common area at the entrance (between the sign and I10/Essen) as a dog park and encourage dog owners to take their dogs there to relieve themselves. Richard seconded the motion and it passed unanimously.

Web hosting: Liz is working on moving the domain name registration from Transformyx to 1and1 and setting up the web site with the new web hosting company, 1and1.

8432: Denise will work on pursuing legal action against 8432 for back dues. Liens date back to 1999.

Fences: New owner Zinda LeBlanc will be informed that new fences in Phase I should not be painted.

Downed awning: The owner of the unit with the downed awning will be notified.

Next meeting: The next meeting will be Tuesday, June 8, 2004, from 6:30-8:30 p.m. at the Bluebonnet Library.

The meeting was adjourned.