

CPHA Minutes—June 2004

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

Other attendees: Denise Serrate, David Jarrell, Thelma Lupton

The CPHA Board of Directors met June 8, 2004. Beau 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

Insurance

Beau reported that our policy with Traveler's will cost \$37,997 with a \$1000 per incident deductible or \$35,996 with a \$2500 per incident deductible. The BoD decided to leave the policy as is, with the \$1000 deductible, and discuss this at the annual meeting. Our premium for this past year was \$31,812.

Because Heather Pourciau of Blumberg and Associates has done such a good job working with us, the BoD voted to move our insurance from Gallagher to Blumberg. Andrea moved that we do so and Dan seconded. The motion passed. Beau abstained.

Background: Andrea researched insurance policies for both our property/liability insurance and our Directors and Officers policy. Heather Pourciau of Blumberg and Associates was able to obtain a D&O policy from Tudor for \$1260. Last year, the D&O policy was \$2302.

On May 13, Andrea, Beau, Dan, Allen Fugler, Kerry Morris, and Denise Serrate met with Heather Pourciau. Because the property/liability insurance from Traveler's was quoted at over \$40,000, Andrea asked Heather to investigate other options.

On May 20, Andrea, Beau, Dan, Richard, Liz, David Jarrel, Kerry Morris, and Denise Serrate met with Heather Pourciau to discuss a policy from Lloyd's of London which would cost \$29,577.45 (\$2,236.50 for general liability, \$27,340.95 for property). However, the deductibles were high (\$15,000 per incident for windstorm, hail, and hurricane; \$5,000 for water damage [roof leaks, toilet overflow]; and \$2,500 for everything else [e.g., fire, vandalism]). The high deductible concerned several people so the BoD decided not to consider this policy at this time.

Other

8409: A letter dated May 29, 2004, was sent to the owner of 8409 stating that if the repairs have not commenced within 30 days, a law suit will be filed.

Baton Rouge Green/grant proposal: Although notification was supposed to be made June 1, BRG has not heard anything about the grant proposal submitted to the Baton Rouge Area Foundation.

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.

Street signs and sidewalk repair: The contractor still has not gotten to these jobs so Andrea, Dan and David Jarrell will find another contractor.

Lawn care: Andrea will call about the mowing schedule since the grass has been allowed to grow too tall a couple of times.

Construction and developer relations: Trash from the construction is still a problem. Beau will contact Greg Flores about the trash and about the houses sold since the dues amount changes once a house is occupied.

Pool restroom cleaning: Allen Fugler's son agreed to clean the pool restrooms weekly for \$60/month and he furnishes his own supplies.

Dog park: Dan will make a sign directing dog owners to use the dog park at the entrance of the community.

Web hosting: The web site is now being hosted by 1and1. The domain registration has been transferred from Transformyx to 1and1 and it is now under CPHA's control. Cost for registration is about \$6/year, compared to over \$30 in previous years. The web site hosting will cost nothing for the next two and a half years. At that time, we should be able to find hosting for \$60-100 per year or less, compared to the \$500 per year it has been costing.

8432: A judgment has been filed for part of the back dues. Denise will pursue a judgment for the remainder of the back dues.

New Business

Pool: The light in the women's restroom is out. Dan will look at it and if it needs replacing, Andrea has a spare fixture that can be used.

8603: If the horseshoe courts are on common ground rather than on the homeowner's property, they must be moved because they are a liability issue for the Association.

Board of Directors: Darren Landry has missed all but one meeting so he is now off the board. Andrea moved that he be removed and Dan seconded the motion. The motion passed.

Liz moved that David Jarrell (8531) become a board member and Andrea seconded the motion. The motion passed.

Liz moved that Andrea be elected treasurer and Dan seconded the motion. The motion passed.

Next meeting: The next meeting will be Wednesday, July 14, 2004, from 6:30-8:30 p.m. at Andrea's townhouse (8525).

The meeting was adjourned.