

# CPHA Minutes—July 2004

**Board members:** ✓ Andrea Cassidy      Treasurer  
                          ✓ Beau Graugnard      Vice President  
                          ✓ David Jarrell  
                          ✓ Dan Lupton  
                          Richard Shurley      President  
                          ✓ Elizabeth Swoope      Secretary

**Other attendees:**      Denise Serrate, Kerry Morris, Dale Bell, Jody and Kim Rasch

The CPHA Board of Directors met July 14, 2004. Beau called the meeting to order.

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

## Old Business

**8409:** Denise submitted a printed copy of an e-mail from the owner of 8409 which indicated that Superior Contracting (Mr. Norton) is to complete installation of siding by June 29. However, the work has not begun. Andrea will contact the contractor for more information. Also, Beau will notify the homeowner that it is her responsibility to pay for replacement awning.

**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. Their grant proposal to Entergy, which included improvements to our community, was not funded.

**Community eyesores and hazards:** Some of the eyesores and hazards are gone. Beau will send letters about one car and an aquarium with standing water.

**Street signs and sidewalk repair:** The contractor still has not gotten to these jobs. The BoD voted to pay Dan \$10/hour for labor, plus materials, for these repairs, as well as for making repairs to the casing of the women's restroom at the pool house and making a sign for the dog park.

**Pool:** Dan repaired the light in the women's restroom and painted signs and decorations on both restroom doors.

**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. Beau will check this.

## **New Business**

**Lot 169A:** Jody and Kim Rasch, the owners/developers of lot 169A plan to build a house using plans that were submitted for that lot by the previous owner. The plans had been approved earlier so the BoD confirmed approval for the new lot owners. Beau moved and Dan seconded the motion to confirm approval and the motion passed.

**Board of Directors:** Liz moved that Allen Fugler fill the last remaining slot on the board and David seconded. The motion passed.

**Pool:** Allen plans to landscape the pool area and clean the chairs. Andrea moved and Liz seconded that we buy two umbrellas (on sale at Target) for the pool area and add \$100 to the annual budget for replacement umbrellas. The motion passed. Denise volunteered to pick up the new umbrellas.

**8583:** The owner wants the tenant to receive the monthly bill for dues. Denise will send statements to both the owner and the tenant.

**8418:** The manager of this unit has been notified that the leaking roof is the owner's responsibility, not the homeowners association's.

**New homeowners:** Denise will get the names of the new owners of the Flores homes from Flores and contact them with information about monthly dues.

**Flyer distribution:** Andrea suggested that we put plastic document tubes at each of the cluster mailboxes so that flyers and newsletters can be placed in the tubes for residents to take as desired so we don't have to deliver materials to each house individually. Andrea moved that we do this, Dan seconded it, and the motion passed.

**Next meeting:** The next meeting will be Tuesday, August 10, 2004, from 6:30-8:30 p.m. at Andrea's townhouse (8525).

The meeting was adjourned.