

# CPHA Minutes—November 2004

**Board members:** ✓ Andrea Cassidy                    President  
                          ✓ Tommy Darensbourg  
                          ✓ David Jarrell  
                          ✓ Dan Lupton  
                          ✓ Kerry Morris                    Vice President  
                          ✓ Pamela/John Quinn  
                          ✓ Elizabeth Swoope                Secretary/Treasurer

**Other attendees:**        Denise Serrate, Warren Ber, Victor Musso

The CPHA Board of Directors met November 9, 2004. Liz called the meeting to order.

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

## Election of Officers

The following officers were elected:

President	Andrea Cassidy
Vice President	Kerry Morris
Secretary/Treasurer	Elizabeth Swoope

New board members were given an overview of how the board functions.

## Old Business

**Delinquent accounts:** Victor Musso gave an overview of effective ways of handling delinquent accounts. He recommended obtaining judgments against owners with delinquent accounts rather than filing liens against their property. Claims up to \$3,000 can be handled by the Justice of the Peace while claims up to \$10,000 can be handled by city court. Judgment amounts include not only the delinquent amount, but also all filing and legal fees (approximately \$200-\$250). Judgments are listed as bad debt on credit reports and result in credit card interest rates going up.

Dan moved that the board handle delinquent fees as follows:

*When an owner is three months or more behind in paying dues and fees and is not making a good-faith effort to pay the delinquent amount, the board of directors will vote on filing a judgment against that owner. In addition to the delinquent dues and fees, the owner will be responsible for all fees associated with obtaining the judgment (approximately \$200-\$250).*

Kerry seconded the motion and the motion passed.

**Light out:** Andrea is still working on the non-functional light near one set of mailboxes in Phase I. She will request that an Entergy engineer survey the neighborhood and recommend lighting.

## **New Business**

### Committees

The following committees were created:

#### **Architectural Control:**

Jack Ford  
Dan Lupton  
John Quinn  
Richard Shurley

#### **Finance:**

Andrea Cassidy  
Kerry Morris  
Denise Serrate  
Liz Swoope

#### **Insurance:**

Andrea Cassidy  
David Jarrell

#### **Landscape:**

Allen Fugler  
David Jarrell  
Kerry Morris

The landscape committee will survey the landscaping on the common grounds and make recommendations for removing, trimming, and planting. They will also investigate potential problems caused by cypress knees.

#### **Maintenance:**

David Jarrell  
Dan Lupton  
John Quinn

The maintenance committee will research options for painting the chimneys in Phase I and for repairing or replacing the perimeter fence.

**Activities:** Allen Fugler will be in charge of planning community activities.

**Neighborhood Watch/Security:** David Jarrell will be responsible for this.

Other

**Speed limit enforcement:** Kerry will investigate the possibility of installing speed humps on E. Cypress Point Ct. to discourage speeders.

**Renewal of accountant's contract:** The discussion of the renewal of Denise's contract was tabled until the next meeting because the meeting was running late.

**Next meeting:** The next meeting will be on Tuesday, December 14, 2004, at 6:30 p.m. at Andrea's townhouse, 8525.

The meeting was adjourned.