

CPHA Minutes—January 2005

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 and Patricia Mills

The CPHA Board of Directors met January 11, 2005. Andrea called the meeting to order.

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

Old Business

Committee Reports

Landscape:

Kerry and David walked the grounds and determined that all the trees need trimming. The grounds maintenance company will be paid to trim the trees.

It has been determined that cypress knees do not pose a threat to our foundations so nothing will be done about them.

Maintenance:

Phase I chimney painting: John will contact several painters and get estimates for labor costs for painting the chimneys. Once we have estimates, Phase I residents will be surveyed for paint color preference (most likely aluminum, gray, or red).

Safety:

Speed limit enforcement: Kerry clarified that we are not on the waiting list for the speed sign but will be after we send a request letter.

Parking:

There is a problem with people parking on the common ground, especially near the garden homes. Letters will be sent to the garden home owners about this problem.

Letters

David delivered reminders to people about maintenance or clean-up work needed on their property.

New Business

Attorney: Andrea and David met with attorney Peter Dudley to discuss the legal needs of the association. Dan moved that we use Peter Dudley for our legal work, paying him a contingency fee for handling liens and judgments. Pam seconded the motion and the motion passed. David abstained.

Back dues and bankruptcy: Kerry will research some bankruptcy issues that affect the association's collection of back dues.

Role of CPHA BoD: Andrea clarified the BoD's responsibility for things like construction litter. Since the complaints are from homeowners, the homeowners, not the BoD, are responsible for working the problem out with contractors and contacting the Sheriff's Department if appropriate.

Newsletters: Newsletters will be delivered electronically rather than on paper when possible. Residents will be reminded to call the Sheriff's Department concerning issues like construction litter and electrical theft.

Christmas tree recycling: Tommy discussing Christmas tree recycling.

Break-in: A car was broken into on the last row of townhouses next to the interstate.

Next meeting: The next meeting is Tuesday, February 15, 2005, at 7 p.m. at 8567.

The meeting was adjourned.