

CPHA Minutes—February 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 Trudy Gatechair

The CPHA Board of Directors met February 15, 2005. Andrea called the meeting to order.

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

Old Business

Committee Reports

Finance:

The 2004 final profit-and-loss statement shows a \$359 profit. The P&L statement is posted on the web site.

Insurance:

We have received notification from Traveler's that our property and liability insurance policies will not be renewed. Our policy expires on May 17. Andrea will contact Heather Pourciau of Blumberg and Associates about getting a new policy.

Landscape:

David is trimming around the pool area.

Maintenance:

Phase I chimney painting: John obtained a bid from R. C. Michael's Painting for repainting the Phase I chimneys. Estimated cost is about \$200 average per homeowner. More information is being gathered before information will be distributed to homeowners in Phase I for input. Kerry and Liz will work on flyers that will be mailed to all homeowners in Phase I.

A decision about paint colors and final pricing will be made at the March meeting. If homeowners are given a choice of paint colors and at least 27 (one more than half) vote for one color, that color will be used. If fewer homeowners vote, the color chosen by the

BoD will be used. Input from homeowners will be accepted at the March meeting or by e-mail or phone before the meeting.

Safety:

Speed limit enforcement: Kerry will write a letter requesting that we be put on the list for the speed measuring sign. It was reported that a red Honda CRV speeds and runs the STOP sign at Fairway. David will call the Sheriff's Office and request that a deputy monitor speeds in the neighborhood.

Parking:

Letters will be sent to all owners of garden homes concerning the problems of people parking on the common grounds and blocking the alleys.

Trudy will get advice from an attorney about the homeowners' associations' legal rights concerning the parking problems.

Attorney

Kerry moved that we sign a retainer contract with attorney Peter Dudley and Liz seconded the motion. The motion was approved. David abstained.

David will get an estimate for the cost of getting a legal opinion from Mr. Dudley on the parking problems and whether vehicles can be towed. Trudy and Denise will also seek input from attorneys they know.

New Business

Fence for 8569: The owners of 8569 submitted a proposal to fence their property with an 8-foot fence. Kerry and David will clarify the fence line. Liz moved that the fence be approved at 6 feet rather than 8 feet, dogears up, if Kerry and David confirmed the location of the fence on the property. David seconded the motion and the motion passed.

Mailboxes: There are not enough cluster mailboxes for all the garden homes. The U. S. Postal Service is holding mail at the Post Office, which forces homeowners to travel to the Post Office to get their mail.

The USPS says that it is the builder's responsibility to install the mailboxes. The builder Greg Flores maintains that it is the homeowners' association's responsibility to furnish the mailboxes, despite the fact that the homeowners' association has never provided mailboxes.

Liz moved that homeowners who do not have mailboxes will have to make arrangements to install and pay for the required cluster boxes because if the USPS allowed individual mailboxes, each homeowner would be responsible for paying for and installing that mailbox. Kerry seconded the motion and it passed.

David will check with Mr. Dudley about the legal situation for the mailboxes.

Dogs roaming the neighborhood: The owners of the two small dogs that are frequently loose in the neighborhood have been contacted and they do not care. A Doberman from the front of the neighborhood has also been loose several times. A letter will be sent to the dog's owner.

Accident that damaged fence: The accident report does not show what insurance company the driver has. David will try to get that information.

Possible community activity: Katie Cash, who lives in the house at the corner right outside the neighborhood, will be running in a charity marathon and needs to raise some funds. She asked if she could use our pool area if she could get crawfish and other refreshments donated for a crawfish boil for which she would sell tickets. She asked if she could use our pool to hold the crawfish boil.

David moved that she be allowed to use our pool area, Andrea seconded the motion, and it passed.

Cut-through from Fairway to United Plaza Boulevard: Some United Plaza property owners are concerned about more new construction added substantially to the amount of traffic that would be routed by the proposed cut-through. Information that there are only eight unoccupied houses, and only 12 vacant lots, some of which probably will not be built on, was provided to help allay that concern.

A request has been made that the new third lane from I10 not be opened and the median at Essen and Fairway not be closed until the cut-through has been completed and the city-parish seems to agree.

Taxes: Andrea moved and John seconded that Denise prepare our tax returns for 2004. She will be paid no more than \$200.

Miscellaneous problems in Phase III: Trudy Gatechair brought to the board's attention that the common grounds near her house have not been mowed regularly as they are supposed to be. She also reported that concrete has been dumped on vacant lots owned by Lehman Williamson and that a pile of dirt has been dumped on the lot next to hers.

Andrea will contact the lawncare service about the unmowed common ground.

Delinquent dues: Trudy will use some of her contacts to try to locate two people who owe several thousand dollars in back dues.

Next meeting: The next meeting is Tuesday, March 15, 2005, at 7 p.m. at 8567. (*Note: the meeting was originally scheduled for Tuesday, March 8, but was delayed a week to allow time for the Phase I homeowners to receive and respond to the chimney info.*)

The meeting was adjourned.