

CPHA Minutes—June 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, John Johnson

The CPHA Board of Directors met June 14, 2005. Andrea called the meeting to order.

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

Old Business

Committee Reports

Maintenance:

Phase I chimney painting: Chimney painting has been completed.

Damaged fence: The insurance check has been received. Andrea has coordinated with the owner of the home that shares the damaged fence and John will be completing the repairs soon.

Pressure washing: Pressure washing is on hold until August or September so that chimney assessments can be paid before there is an assessment for pressure washing. Bids will be taken.

Pool steps: The pool steps have been replaced.

Termites: The termite letter was mailed with the June statements.

Neighborhood Watch/Safety

Parking: There was nothing to report on parking/towing.

Fairway cut-through: The cut-through is scheduled to be completed by the end of July according to information Andrea received in e-mail.

Neighborhood Watch: The sign was stolen after it fell off the post. A new one will be purchased and installed.

Architectural Control:

The owner of 8636 installed pavers on common ground without permission of the BoD. David moved and Dan seconded that the homeowner be required to remove the pavers and repair the holes in the ground, and that installation of a regular sidewalk be approved. The motion passed.

Finance:

Delinquent accounts: Greg Flores will be billed for the street number sign knocked over by contractors at 8550. Separate invoices for the Flores lots will be prepared.

A petition for payment of delinquent dues has been filed against former resident Templet.

The owner of 8432 cannot be located. The only option for collecting is to hire a curator (third-party attorney) to represent this owner, at a cost of \$500-1000. The Association can foreclose on the property and recover the dues owed. Dan moved and David seconded that the curator be hired. The motion passed.

The former owner of 8535 has moved out of state. Collection will be turned over to a collection agency.

The attorney sent a collection letter to 8562.

David moved and Andrea seconded that collection letters be sent to 8419, 8520, 8611, and 8624 (also to 8558 when the party responsible for paying the dues is determined). The motion passed.

Damaged address sign: Denise will prepare an invoice for repairs to the damaged address sign and David will give it to the renter (8515) who agreed to pay for the damage. (carried over from last month)

Landscape:

Limb piles: David contacted BFI about picking up the piles of limbs along the main street. He was promised that the debris would be removed on July 15.

Concrete piles: Trudy has not yet provided John with the information on the dates, times, and business name for the concrete piles dumped in her area.

Other Old Business:

Letters: The letter to the boat owner in Phase III has not been sent yet. Kerry will take care of it.

Mailboxes: There is no progress to report on the mailboxes.

Newsletter: There is no progress to report on the newsletter.

New Business

Lawn care request: John Johnson requested that the lawn care service mow the common ground adjacent to his house.

8522 awning/gutter request: The owner of 8522 requested that she be given permission to install either gutters or an awning to prevent rain from leaking into her townhouse. Andrea moved and Liz seconded that she be allowed to do this as long as the new awning matches the style and color of the existing awnings. The motion passed.

Parking: Tom and David will work on obtaining information about solutions for our parking problems for the September meeting. Homeowners will be notified and asked to attend that meeting.

Next meeting: The next meeting is Tuesday, July 12, 2005, at 6:30 p.m. at 8513.

The meeting was adjourned.