

# CPHA Minutes—July 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, Beau Gagnard, Katie Williamson

The CPHA Board of Directors met July 12, 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:*

**Damaged fence:** The damaged fence at the entrance of the subdivision has been repaired. John will provide an estimate for repairing other damaged areas of the fence.

#### *Neighborhood Watch/Safety*

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

**Neighborhood Watch:** Andrea will take care of getting a replacement sign.

#### *Architectural Control:*

Andrea moved and Liz seconded that the owner of 8636 be allowed to install pavers in a sidewalk pattern (rather than the current stepping-stone layout) across common ground. The motion passed 4 to 2.

#### *Finance:*

**Delinquent accounts:** Templet (former owner of 8414) and Sterling (8432) have been served with legal papers in the process of collecting dues owed. David will get information on turning collection from Matamoros (former owner of 8535) over to a collection agency.

Collection letters will be sent to 8431, 8520, 8611, and 8646.

Denise has provided Flores with statements for individual lots, as well as for 8558 (Mose Mac). Andrea moved, David seconded, and the motion passed that if we have not

received a check from Flores for payment in full by Tuesday, July 19, the account will be turned over to the attorney for collection. Also, a bill for repair of the street sign knocked over at 8550 will be submitted to Flores because one of his contractors knocked over and damaged the sign.

David will check on the status of the abandoned garden home so we can attempt to collect dues on it.

**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 May and June)

*Landscape:*

**Mowing:** John Johnson has concerns about mowing of common ground in his area. David will investigate the complaint.

*Other Old Business:*

**Mailboxes:** Kerry will order locking cluster mailboxes and John Quinn will install them. The cost will be divided among garden home owners who need mailboxes and homeowners who have boxes that are inconvenient and would like to switch to a more convenient box will pay a nominal fee. A letter will be mailed to all affected garden home owners. Payment cards will be provided.

Liz moved, Tommy seconded, and the motion passed that the cluster mailboxes be purchased and installed and homeowners billed for them.

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

## **New Business**

**Web site ads:** Ryan Cochran asked to place an ad in the next newsletter. Since newsletters aren't distributed regularly, Liz suggested that a classified ad page be added to the web site. Andrea moved, Tommy seconded, and the motion passed that residents and owners be allowed to place classified ads on the web site.

**8413 fence:** The owner of 8413 asked permission to kill the jasmine on the fence so that the fence can be installed correctly. Permission was granted.

**8514 fence:** The owner of 8514 requested permission to replace the existing wooden fence with a white vinyl fence. The board felt that a white vinyl fence would be out of place so permission was denied.

**Delinquent dues listed on web site:** Andrea moved, Dan seconded, and the motion passed that units with over one month of back dues be listed on the web site. Owners will be notified of the new policy on the August and September statements and the list will begin in September.

**Revising legal documents:** Andrea moved, Liz seconded, and the motion passed that attorney Peter Dudley review the legal documents to determine what changes can be made and when those changes can be made. The original legal documents were intended for a townhouse community, not one that also includes garden homes, so some changes are appropriate.

**Next meeting:** The next meeting is Monday, August 15, 2005, at 6:30 p.m. at 8525.

The meeting was adjourned.