

CPHA Minutes—August 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, Lori Roth, Kyle Theriot

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

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

Old Business

Committee Reports

Maintenance:

Water leak: E-mail was received from 8442 reporting a water leak at a nearby unit.

Neighborhood Watch/Safety

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

Neighborhood Watch: Andrea has made several calls about a replacement sign but she has not been able to talk to anyone and her calls have not been returned. She will continue to try to get a replacement sign.

Finance:

Delinquent accounts: David moved, Dan seconded, and the motion passed that we file suit against Flores.

Denise spoke to Chris LeGrange about getting his financial records so that Templet's debt can be documented.

David will get information on turning collection from Matamoros (former owner of 8535) over to a collection agency.

Collection letters were sent to 8431 (rejected), 8520, 8558 (rejected), 8611, 8646 (rejected), and Flores. 8646 paid back dues but not late fees and legal interest.

The former owners of 8624 have been located. A bill will be sent. 8624 is to be sold at Sheriff's sale on August 24.

Past-due accounts for 8583, 8618, and 8624 will be turned over to the attorney for collection.

Damaged address sign: The renter at 8515 was billed for replacing the address sign her husband/boyfriend destroyed but the bill has not been paid. The bill will be sent to the homeowner.

Insurance

Heather has left Blumberg. Our agents are Barry Blumberg and Jeanette Canchola. Andrea will get information on our new policy.

Landscape:

Mowing: Bids will be taken in January or February for lawn maintenance, after the new board is in place.

Other Old Business:

Mailboxes: Kerry needs to talk to Mr. Jenkins about whether we must buy front-loading mailboxes (the new USPS standard) or whether we can use rear-loading mailboxes since that is the kind we have. Once she has confirmed what we must have, she will order them and have them installed.

Newsletter: Any newsletter will be sent with the materials for the annual meeting.

Revising legal documents: The by-laws can be changed fairly easily, but the servitudes, which refer to owned property, are difficult to change. David will start working on the parking problem.

New Business

8566 fence: The new owner of 8566 asked permission to install a white vinyl fence. The board voted via e-mail to grant permission.

Pest control payment astray: The check to Chip's Pest Control that was written and mailed several months ago did not get there. A new check has been issued and a "stop payment" will be made on the old check.

Brush clearing: We may pay the lawn maintenance crew to clear brush in the back of the neighborhood during winter.

Swing on common ground: There is a swing set encroaching on common ground in Phase III. Our attorney will be asked his opinion on our liability should an injury occur. The homeowner is keeping the common area mowed.

Next meeting: The next meeting is Monday, September 12, 2005, at 6:30 p.m. at 8567.

The meeting was adjourned.