

CPHA Minutes—October 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: Darren Landry, Jack Migliore, Andy Welper

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

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

Old Business

Committee Reports

Maintenance:

Safety: The stake for the Neighborhood Watch sign has been removed because it was a safety hazard.

Termites: There is a report of possible termite infestation in Phase I.

Architectural Control:

Kerry will send a letter to the new owners of 8636 requesting that the paver sidewalk be leveled and stabilized for safety reasons. The previous owner was supposed to do that and did not.

Jack Ford will review the plans for a house to be built on a lot owned by FNR Quality Builders (one of the lots formerly owned by Carolina Investments, which were sold to FNR.)

A legal opinion will be sought on whether we can withhold approval of plans until the owner of FNR pays back dues owed for lots owned under a different company name.

Finance:

Delinquent accounts: No updated information was available on delinquent accounts. Court hearings are likely for two people with high outstanding balances.

8543 will be turned over to the attorney for collection.

Damaged street sign: The damaged street sign has not been paid for, but the owner of 8515 was given the bill to submit during her court case against her tenant, who originally agreed to pay the bill.

Chimney painting payments: Most Phase I owners paid for chimney painting. Only 8417, 8419, 8432, 8436, 8520 have balances. 8417 is paying down the balance. Legal action has been taken against the other owners, all of whom also have outstanding dues balances.

Insurance:

Two insurance adjustors have surveyed the community. The second looked at all the roofs and looked for damage other than that reported by homeowners.

Other Old Business:

Mailboxes: Kerry is confirming the number of mailboxes needed before ordering the cluster mailboxes. The eight remaining lots have been sold to a developer so we want to be sure that we have enough mailboxes for all residents.

New Business

Online banking: Liz has switched the checking account to a free business checking account to save the \$2 monthly fee we had been paying. CPHA has applied for online banking privileges, which would allow online monitoring of the account status and online bill paying. The new board will decide whether to take advantage of online banking or continue with paper checks for recurring bills.

2006 budget: The two main concerns for the 2006 budget are property insurance and accounting/property management. A dues increase of 10% (\$72 for townhouses, \$30 for garden homes, and \$12 for lots) is recommended. The new board will evaluate accounting/property management options.

Storage of CPHA records: Andrea has two boxes of records that Denise left. This material needs to be stored somewhere other than Andrea's house for safekeeping.

Annual meeting preparation: Liz will work on the materials to be mailed to homeowners. Mailing must be done no later than Saturday, October 22.

Next meeting: The next meeting is the annual meeting, Monday, November 7, 2005, 7-8:45 p.m. At the Bluebonnet Library. The newly-elected board members will set the date, time, and location for the next regular meeting.

Bookkeeping: Dan moved, Andrea seconded, and the motion passed that Liz be paid \$300 for bookkeeping for October. Liz abstained.

The meeting was adjourned.