

CPHA Minutes—December 2005

Board members: ✓ Randy Arabie
✓ Mary Ewell
✓ Jack Migliore Vice-President
✓ Kerry Morris Treasurer
✓ Elizabeth Swoope Secretary
✓ Andy Welper President

Other attendees: Andrea Cassidy, Neil Coig

The CPHA Board of Directors met December 6, 2005. Andy called the meeting to order.

Jack moved that the minutes from the last board meeting be approved, Randy seconded, and the minutes were approved.

Old Business

Committee Reports

Maintenance:

Nothing to report.

Architectural Control:

Nothing to report. Randy will get in touch with Jack Ford to get an update on the plans submitted for approval.

Finance:

The check register balance was \$21,433.65, which reconciles with the bank balance. Assumptions used when beginning the new set of books in October are documented in the CPHA Finance Report—12/2005, on file with the Association records.

The finance report also includes updates on several current and past-due accounts. No additional accounts were in arrears.

Several accounts with balances have been carried since 2001 or 2002. Since there is little chance that we could collect, Jack moved, Liz seconded, and the motion passed that those accounts be inactivated. The information on those accounts is in the finance report.

Insurance:

Hurricane damage: Andy reports that the claim was for about \$46,000. Eight roofs are to be replaced, including pool house. Roof damage accounted for about \$16,600 of our claim, awnings for \$17,800, exterior damage (siding, etc.) for \$7,000, and interior damage for \$4,600.

Jack says roof replacement costs about \$200/square.

Landscape:

Kerry will be the lawn care contact.

Andrea reports that Richie says that when his crew tried to trim the shrubs on the south side of Phase I, someone stopped the crew.

Andy would like trees overhanging the north fence trimmed back as long as it doesn't cost extra.

Kerry will call the waste management company to get the pile of branches picked up.

Other Old Business:

Mailboxes: John Neal offered to provide labor and concrete at cost when he pours his foundations. The existing "country style" mailboxes were installed without consulting the board.

Neil Coig is not happy to be billed as much as \$120 for a cluster mailbox. He is happy with the existing "country-style" mailboxes. He will check with the postmaster to see what the policy is about individual mailboxes and he will survey garden homeowners.

Jack asked that the information be ready at the next meeting.

Serrate invoice: Andy will look over the new invoice and we will act on it at the next meeting.

Property management: Jack discussed his concerns after reviewing the contracts. The board approves a cap of \$200 for the management company to spend without board approval rather than the contract amount of \$500.

Jack moves that Reilly Barnett be hired to manage the property for \$660/mo. Randy seconded and the motion passed 5 to 1.

Infotubes: Kerry bought four, which is one extra. We will keep the extra one.

Extra pay for Liz for October: Jack moved and Randy seconded paying \$200 extra for Liz for October to increase her pay to \$500 for that month. The motion passed. Liz abstained.

New Business

FNR/John Neal: Andy will ask John Neal what he would charge to clear the common area woods in the back when he clears his land.

The cyclone fence along Ward's Creek does not extend to the Interstate property line. We need to check to see whose responsibility that is and if the city-parish will complete it.

The welcome packet needs to be refreshed. Liz will take care of that.

The next meeting is Tuesday, January 17, 2006, at 7 p.m. at 8567.

The meeting was adjourned.