

CPHA Minutes—February 2006

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

Other attendees: Neil Coig, Gail Barnett

The CPHA Board of Directors met February 7, 2006. Andy called the meeting to order.

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

Old Business

Property Management

Gail has made several trips through the neighborhood at various times of day and night. She noted that: the dog park area is dark, there are trees that need to be trimmed, the townhouses need to be pressure-washed, many townhouses need to have shrubs trimmed and patios/yards cleaned, and parking is a problem.

Turfscape

The bill from Turfscape for November and December 2003, originally for \$1550/month, reduced to \$1150/month, was settled by Andy for for \$2000 and it has been paid.

Mailboxes

Only about 1/3 of the garden home owners responded to Neil's Coig's survey. Neil's conclusion is that cluster mailboxes should be installed. Kerry will proceed with ordering the cluster mailboxes. Jack will give Kerry info on good mailboxes he's seen in FEMA trailer parks.

Tree clearing

Andy talked to the contractor who cleared FNR's lots and was told that he would charge \$1500. Gail will take bids. Jack commented that that is probably a reasonable price.

FNR/common ground

John Neal/FNR will take whatever common ground we are willing to give him. He promised he would not create more than five lots. Andy also talked to Peter Dudley and was advised that the land might not be usable the way the developer wants to use it.

Andy will write a letter to John Neal indicating that we will be glad to call a special meeting to vote on this matter and that the membership may be willing to donate the land or may want some compensation.

Committee Reports

Finance:

Legal action proceeds against 8432 and Templet.

Liens were filed against 8520, 8542, 8562 and 8611.

Demand letters were sent to 8538, Bargas (former garden home owner), and Flores/Mose Mac (former garden home owner).

1099s were prepared and mailed to Serrate, R.C. Michael (chimney painter), and Swoope and the paperwork was filed with the IRS and La. Dept. of Revenue.

Landscape:

Andy will walk the property with Gail. Gail has tried to contact the lawn care company to get a copy of their current insurance certificate.

Insurance:

Only one bid for roof replacement and repair was submitted. The price is reasonable. The contractor has had two complaints with the BBB in the last 12 months.

The roofer says that 28 roofs need to be replaced and 20 roofs need be repaired. The insurance company says that 8 roofs need do be replaced and 30 roofs need be repaired. The bid is \$1300 per roof for replacement and \$200 for repair.

Gail says she can get a bid from another contractor. Andy will wait for the bid from the second contractor before talking to the insurance company about replacing additional roofs.

New Business

Gail will distribute a newsletter.

Kerry will send a letter to the owner of the car that's abandoned on the street. Letters will also be sent to owners of inoperative vehicles parked in carports.

8550 fence request: Kerry will write a letter approving the fence to be built on the property line as long as it is no more than 6 ft. tall.

The next meeting is scheduled for Tuesday, March 14, 2006 at 7 p.m. at 8567.

The meeting was adjourned.