

CPHA Minutes—March 2006

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

Other attendees: Gail Barnett

The CPHA Board of Directors met March 14, 2006. Andy called the meeting to order.

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

Old Business

Property Management

Newsletters were distributed. Property owners will be notified soon of specific items that need to be dealt with on their individual units.

Gail has checked with the company that Jack recommended for mailboxes. Kerry is working with the mail carrier to develop a list of houses that need mailboxes. Gail will get that info from Kerry and will finalize the purchase and installation of the cluster mailboxes for the garden homes.

Gail got a bid of \$1310 to trim the trees on the property.

FNR

John Neal provided a sketch showing how he would redraw the lots if he gets the common ground behind and south of the original lots (the last five lots against the Interstate).

Inoperative Vehicles

The inoperative vehicles are gone but there are boats parked where they are not allowed. Gail will notify the owners of boats and inoperative vehicles of the rules.

Committee Reports

Finance:

The bank balance is \$78,571.82, which includes the insurance payment of \$48,724.93.

A default judgment was obtained against 8432 for the full balance owed as of March 14, 2006. Legal action continues against Templet.

Liens were filed against 8520 (no response), 8543 (paid in full), 8562 (responded but hasn't paid), and 8611 (no response).

Demand letters were sent to 8583 (paid in full), Mose Mac (paid in full), and Bargas (called attorney, hasn't paid yet).

The one other homeowner in arrears more than two months has made arrangements to pay the balance down and is doing so as promised.

Liz will follow up with the mortgage company for the house formerly owned by the Cashiolas and attempt to collect the back dues owed.

Insurance:

Andy spoke to the adjuster and there are pictures of all roofs on file. Interior damage is covered only if there is roof damage (missing shingles, hole in roof, etc.). Damage from water getting under shingles isn't covered.

Bids have been obtained from two companies. Gail will get a bid from a third company. A contractor should be chosen in early April and work should begin shortly thereafter.

Landscape:

A Lawnman has proposed doing monthly maintenance for \$950, a \$100 per month increase. Maintenance of bushes and shrubs in the common areas will be added services. Liz moved and Kerry seconded that we accept the new contract. The motion passed.

Architectural Control:

Randy was supposed to draft a letter to John Neal/FNR about the house plans he submitted earlier but we do not have any information on whether or not he did that. Also, he was supposed to give the new plans to Jack Ford for his assessment, but we don't know whether Randy or Jack has the new plans.

New Business

The owner of 8413 reported what she thinks is termite damage. Gail will contact Chip's and get someone to come out and look at the damage. *Update after the meeting: the damage is water damage, not termite damage.*

Board members Mary Ewell and Randy Arabie missed three consecutive board meetings. Therefore, the board voted to remove them from the Board, in accordance with Article VII, Section 1(e) of the Bylaws. Jack moved, Kerry seconded, and the motion passed.

The next meeting is Tuesday, April 4, 2006, at 7 p.m. at 8567.

The meeting was adjourned.