

CPHA Minutes—May 2006

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

Other attendees: Gail Barnett, Andrea Cassidy, Neal Coig, Joe Ensminger,
David Valiquette

The CPHA Board of Directors met May 16, 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 with changes.

Old Business

Regular Reports

Property Management:

New lights have been installed at the entrance. Cost was \$100. To add significant lighting to the back of the property will require pulling power from the feeder lines. Cost would be several thousand dollars.

The repairs and improvements to the pool will be made within the next week. The lighting will be repaired and changes will be made to the locks on the bathroom doors so that the doors can be locked from the inside but not from the outside.

Finance:

The attorney will be asked to send a demand letter to 8419, who is over three months behind. The property manager will send a collection letter to 8543. Bargas paid his balance in full after receiving a second letter from the attorney. The two homeowners who were three months overdue paid in full after being contacted by e-mail. There has been no change in status on the accounts of homeowners against whom legal action has been taken (8432, 8520, 8562, and 8611) and former homeowner Templet.

Landscape:

Gail continues to work with Richie to get various problems resolved. The shrub in front of 8439 will be trimmed.

Insurance:

Eight roofs were replaced by Songy and Son. 8504 had a roof leak after the old shingles were removed and before the new shingles were installed and 8439 had a roof leak after the roof was replaced. Shingles and pallets were left and need to be cleaned up. There are some problems that need to be corrected before payment is made.

Andy will give Gail a bid sheet for the vinyl repairs and Gail will get bids. The awnings and other repairs will be bid later.

We now have a copy of the insurance policy. Andy will meet with the adjuster soon.

Other Old Business:

Mailboxes:

Kerry moved that we purchase two cluster boxes with parcel boxes from Lee Hart, a local vendor, for a total of \$2290 installed. Jack seconded, and the motion passed. Letters will be sent to the affected homeowners in Phase III. Homeowners will be billed \$27.50 per month for four months.

FNR:

Andy sent a letter stating the plans for the five houses against the interstate were not approved. New plans will be submitted.

Gail will draft a letter reminding the builder that he needs to clean up the concrete slag that's been dumped in the common area.

8583:

The resident requested permission to park his boat in the dead-end common area in the northeast corner of our subdivision. Andy moved that we send a letter authorizing him to keep his boat where it is, contingent upon the satisfaction of the neighbors, and permission is not granted in perpetuity. Kerry seconded and the motion passed 3 to 1. Jack dissented.

8633:

The homeowners built a fence that appears to encroach on common ground. Andy will send a letter offering three options: remove the fence from the common ground, rent the property, or buy the property. Rental or purchase would require a 2/3 (80 units) approval vote from the owners. Andy proposes that final disposition be made after the annual meeting if they want to rent or purchase so that the vote can be taken then.

Pool keys:

Gail is the contact for the pool keys. Renters must go through their landlord to get a pool key.

8550:

A letter will be sent about a truck parking on the grass.

New Business

8434:

The owner of 8434 erected an 8-foot-tall fence without getting the required approval from the Board to replace the fence. Liz moved, Jack seconded, and the motion passed to

require that the fence be shortened to conform to the Phase I standard 6 feet height within 30 days. The fence does not have to be painted. Gail will send a letter notifying the homeowner of the Board's decision and she will also let the homeowner know that the fence does not have to be painted.

8430:

Andy will meet with the owners of 8428 and 8430 this coming weekend about lowering the ground level in front of 8428 to resolve the matter of water draining from 8428 into 8430.

National Night Out Against Crime

Jack says that August 1 is the National Night Out Against Crime. He suggests that we have a party at the pool with hot dogs and burgers. Jack will contact the Sheriff's Department to get a representative to attend our event.

Insurance:

John Didier of Blumberg contacted Gail at 9 a.m. today about our liability policy, which expires at midnight tonight. His excuse for the delay was that quotes were in flux and he saved us \$200 by waiting. Our premium last year was \$2189.50 and the premium for this year is \$1927. Gail will e-mail and FAX confirmation that we want to bind the policy tonight after the meeting.

He also claimed that our D&O was canceled. However, our records show that as of October 4, 2005 we'd paid our D&O premium. We requested the records of the supposed cancellation and information about the premium refund that would have been due had we canceled. Andy and Liz filled out two different applications for D&O a couple of months ago. No board member is aware of cancellation of that policy.

8625:

The homeowner requested the procedure for getting approval to add a sunroom and was told to submit plans. He also asked about getting approval to put a storage shed in his back yard.

New Board Member:

Neal Coig has volunteered to serve on the board.

Next Meeting:

The next meeting will be Tuesday, June 6, 2006, 7 p.m. at 8567.

The meeting was adjourned.