

CPHA Minutes—September 2006

Board members: ✓ Neil Coig
Kerry Morris Treasurer
✓ Elizabeth Swoope Secretary
✓ Andy Welper President

Other attendees: Gail Barnett, David Valiquette, Jason Hebert, Suzanne McAndrew

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

Neil moved that the minutes from the last meeting be approved, Andy seconded the motion, and the minutes were approved.

Old Business

Regular Reports

Property Management:

Gail is working with A Lawnman to get the tree line cleaned up and some fence boards replaced. She also continues to try to get the mowing done more thoroughly.

Gail will investigate replacing and/or repairing the street signs.

Finance:

The attorney will send collection letters to 8419 and 8436. The letters were to have been sent after the last meeting but the attorney did not get Gail's e-mail documenting the necessary financial information.

Liens were filed against 8438 and 8543. Suits for judgments were filed against 8520, 8562, and 8611. A motion to appoint a private process server for the suit against 8432 is awaiting action.

Other Old Business:

Property insurance assessment special meeting: The meeting was held on Tuesday, August 22, 2006. The \$210 special assessment for townhouse owners to cover the property insurance payment gap passed 67 for, 12 against. Owners representing fourteen lots attended the meeting. The vote at the meeting was 11 for and 1 against; two of the owners had to leave early and voted by proxy.

Proxy votes were collected through August 23, 2006. There were 56 proxy votes for, 11 against.

Townhouse owners were notified in late August and payment coupons were mailed with the September statements. Payment can be made in up to three equal payments in October, November, and December.

Barry Blumberg provided information on many property insurance concerns. He said that our current policy is priced at \$1/\$1000 of valuation but that current quotes were running about double that.

Common ground sale: Neil has not gotten an opinion from a property attorney. We are tabling the possible common ground sale until the remaining lots are developed and all garden home owners adjacent to common ground can be offered the opportunity. This will probably be presented for action at the 2007 annual meeting.

New construction plans: Andy, Neil, and David will review the plans from John Neal. One of the plans for a Flores' lot has been approved. We do not have plans for the other three lots.

New construction front sidewalks: 8650 has signed the legal document covering installation of a front sidewalk on common ground. The owners of 8646, 8654, and 8658 will be contacted to sign agreements for their properties.

Evanston insurance check: Evanston is one of the companies that agreed to extend the deadline for Katrina claims to August 30, 2007. We are requesting that several units with interior damage be excluded from the second claim. We have received the second check.

Hurricane damage (roofs): Neil moved that all roofs in Phases I and II with any documented hurricane damage be replaced with architectural shingles. Those who have already gotten new three-tab roofs will get a check for \$160 and those who paid extra for architectural shingles and turbines will get a rebate. Liz seconded. The motion passed, although Neil voted for three-tab shingles.

Hurricane damage (interior): Checks for interior damage will be issued to all affected owners.

Hurricane damage (vinyl): The vinyl work is in progress.

Hurricane damage (awnings): Tabled until the October meeting.

Parking: The residents of 8447 are causing problems with parking and kids playing in the driveway. Gail will check with a towing company and have NO PARKING signs installed.

New Business

Property insurance/2007 budget: Andy is proposing that property insurance costs be prorated based on square footage. He provided documentation showing that property insurance costs would range from \$60 to \$95 per unit, depending on square footage.

Annual meeting: Liz and Gail will meet at the end of September to develop a proposed budget for 2007, which will be discussed at the October meeting. Packets of information for the annual meeting will be mailed to owners in mid October.

New board member:

David Valiquette volunteered to serve on the board.

Next meeting:

The next meeting is Thursday, October 5, 2006, at 7 p.m. at the Reilly-Barnett office, 8211 Summa Ave.

The meeting was adjourned.