

CPHA Minutes—October 2006

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

Other attendees: Gail Barnett

The CPHA Board of Directors met October 5, 2006. Andy called the meeting to order.

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

Old Business

Regular Reports

Property Management:

The residents causing the parking problems in Phase I moved out. Welcome packets have gone out to new owners.

Finance:

Gail will send collection letters to 8405, 8425, and 8442.

The attorney sent a collection letter to 8436 but has not received the signature card indicating receipt. He will send a collection letter to 8419 as soon as he has documentation on charges and payments.

A representative of the mortgage company for 8520 says the mortgage company will pay the balance due as soon as they receive a detailed statement. Once legal fees are determined, a statement will be sent.

8562 says he will pay his balance as soon as he receives a detailed statement. Once legal fees are determined, a statement will be sent.

A suit has been filed against 8611.

The judgment debtor rule hearing for 8432 is set for 10/18/2006.

The attorney is waiting to hear from opposing counsel on the amount owed in the Templet case.

Insurance:

Interior damage: Checks were issued to all homeowners with interior damage except for 8504 because 8504 is responsible for roof repairs to 8506.

Vinyl siding: The vinyl siding has been repaired or replaced. Andy will note any unrepaired damage as the roofs are being replaced and have that taken care of.

Roofs: The first sixteen roofs have been replaced. The next to be repaired will be the first two rows, and subsequent rows will be repaired over the next few weeks.

Awnings: Andy will document the awning problems and a bid for replacing and repairing them will be obtained.

Architectural Control:

Neal's plans were approved, Flores has begun construction.

Other Old Business:

Sidewalks: Neil and Gail will create the legal documents for the new homeowners who have sidewalks on common ground (8646-Gatechair, 8654-Esnard, 8658-Norenburg).

Parking: The primary parking problem no longer exists because the residents causing the problem have moved. Gail will put letters on cars that are parking and limiting access to alleyways.

8629 and 8633 encroaching on common ground: Neil will create an indemnification document for these homeowners to sign.

New Business

Annual meeting: The budget was discussed and finalized.

Andy, Gail, and Liz will work on the agenda and the notification mailout.

Sewer line collapse: There was a partial collapse of the sewer line and the 4-inch lines that were feeding the 8-inch lines separated. Sewage backed up into 8512. Andy will get information on the problem from the affected owner and contact other owners in the same row.

8625: David submitted a plan for a covered concrete patio. Liz moved, Kerry seconded, and the motion passed three to one to approve the plan. David abstained.

The date, time, and place of the next regular meeting will be set by the new board elected at the annual meeting.

The meeting was adjourned.