

**CPCA Minutes**  
**October 25, 2017**

The meeting was called to order by Maurice Welsh at 6:02pm. All members were in attendance.

Motion was made by Jim Thorpe and seconded by Denny Dufour to accept minutes from the September Meeting.

An Executive Session was held prior to the general meeting with Erik Piazza (Phelps Dunbar), our HOA attorney.

**ARB Report – presented by John Munding**

No plans have been submitted for review in the last few months.

**Financial – presented by Jim Thorpe**

- Lot 132 – purchased by Kenny and Barbara Sherman
- Lot 165 – Adrian and Susan Antisan purchased a 2<sup>nd</sup> lot
- Lot 118 – purchased by Michael Todd and Jayme Torrance Daigle
- Phil Hebert, CPA presented financial statements through September 30.
  - Cash balance \$160,000
  - Accounts Receivable balance \$101,000
- A motion was made by Denny Dufour to stay with the current terms in the PC&R's as it related to late fees and retract the motion made at the last meeting. Seconded by Jim Thorpe. All in favor.

**Pool Report – presented by Tammy Welsh**

- Gas needs to be hooked up to the hot tub, which Ken Moore has offered to do this.
- Gazebo repairs – receive another bid and review bids next month.

**Old Business**

- Speed bumps have been ordered
- Real Estate signs – signs out of compliance (in accordance with the PC&R's) will be taken down and Real Estate companies notified.
- Violations
  - Louis Bacille – utility trailer
  - Easley – utility trailer
  - Miller – floodlight, gardening (landscaping). They did remove trailer.
  - Items such as hammocks, basketball goals, and trampolines that are in disrepair need to be fixed or removed.

**General Membership Meeting**

- Date set for Wednesday January 10<sup>th</sup>, 2018 at 6PM at the clubhouse atrium
- Discuss suggestions for board elections at next meeting

**Comments/Proposals from Board**

- Will need someone to run the golf tournament next year

**Membership/Open Floor**

None

Next meeting set November 28<sup>th</sup> @ 6pm.

Adjourned at 7:23pm.