

CPCA Minutes

April 28, 2017

Meeting:

The meeting was called to order by Maurice Welsh at 6:05 PM. All members in attendance except Kevin Grace.

March 28, 2017 Meeting Minutes:

Motion was made by Jim Thorpe, seconded by Andy Turcotte, all approved, to accept minutes from the March 28, 2017 Meeting.

ARB Report:

There are no new houses or plan submitted for review.

Construction on the new house on Carter Cemetery Road has resumed.

The new Higgs home is finish except for the pool.

The home in Fairway Gardens with the pergola roof that was in violation of the PC&R's is being brought back in compliance.

Financial Report:

Jim reported that the CPCA is currently \$5,000 behind due to delinquent annual dues received.

Discussed those that are delinquent.

Annual CPCA Golf Tournament Report:

John reported that we are about where we typically are at this point in time with committed teams.

Maurice encouraged everyone to help find additional teams to register and obtain additional hole sponsors and door prizes.

Old Business:

Community Management:

Nothing new on Community Management.

Phil Hebert, CPA, made a presentation to the CPCA concerning his company acquiring the committee's accounting responsibilities. Various items were discussed. He committed to provide to the committee a proposed monthly fee for taking these responsibilities over.

Numbers on Driveways:

Discussed the proposed house numbers to be installed in the driveways. A brief poll on this resulted in 12 yea's and 2 no's. Donna Spencer and her neighbors will install them their selves.

Upon completion, Maurice will look at them and make recommend on how to proceed.

Dummy Cameras:

Andy made a motion, seconded by Denny, all approved, to install dummy cameras at the guard house.

Andy will purchase the cameras.

Dogs barking on home on Carter Cemetery Road:

A second letter from the CPCA will be sent to the residents informing them that their dogs barking at golfers and neighbors are in direct violation of the PC&R's.

New Business:**PC&R's:**

Maurice asked if all members currently have a copy of this document and reminded the committee that we are governed by this document.

Board Open Floor:**Resident Complaint:**

One resident registered a complaint (outside of this meeting) concerning golfers entering his back yard to pick up golf balls. This is not addressed in the PC&R's, thus this lies with the resident property owners to address.

Several people from outside of the community have been observed fishing in the community ponds.

They were asked to leave since this is a violation of the PC&R's.

Hunting is also in violation of the PC&R's.

Members Open Floor:**Pool Items:**

Tammy Welsh asked for funds to make needed repairs to several items in the pool area and to facilitate purchase of several new items. The committee asked Tammy to itemize the new items she is requesting. Denny will set up a time to meet at the pool with a local contractor (Ryder & Ryder), Tammy, and himself for Tammy to show what repairs are needed and ask for a bid.

Tammy asked if the board would approve increasing the weekly hours allocated for pool monitoring. As a result, Jim made a motion, Andy seconded, all approved, to increase the weekend hours by two hours.

New Residents: Linda Simoneaux reported that we have two new homeowners in the community.

Chris and Lisa Blanchard in Fairway Gardens, no. 5.

Judith White, lot 47B. Welcome packages were delivered to both.

The meeting was adjourned at 8 PM by Maurice.

Denny Dufour