

CHA Minutes – September 2019

Members present: David Biddy, Melvin Rohling, Jim Henry, Ed Harris, Joe Carter, Nick Pitts, Amanda Klimko

NPM: Angie Glass

Meeting was called to order at 6:35 pm.

David Biddy welcomed **Angie Glass**, the new NPM property manager and thanked board members.

Angie Glass angie@nhmlc.org **Office: 205-877-9480** **Cell: 205-600-3908**

Review of Minutes

01 Angie will notify Messner to confirm that CHA will allow a payment plan including fees and late fees.

02 Guard House Repairs proposed by Tim Carter of Door to Door:

Remove rock and re-use rock

Buy 1 pallet of new rock

Cut out rotted or damaged walls and replace

Wrap the exterior with tyvek

Tape existing window – waterproofing

Insulate interior

Sheetrock

Trim and paint interior

All clean up and dump fees

Total: \$13250.00

The Board approved this agreement.

The dollar amounts will be separated according to 07.27.19 accident damage and termite damage. Jim Henry proposed a termite bond. The board approved.

Melvin Henry told Tim Carter to send proof of insurance to indemnify the CHA.

Accident damage will be paid by the driver. Angie Glass will notify the driver and the vehicle owner that the assessment of their damages will be submitted to them in the near future.

Roofing replacement by Terry Flanagan:

Clean up and dump fee

Labor and material

Total: \$800.00

The Board approved this agreement.

Terry said the roof is too small and steep to determine if there was hail damage.

Angie Glass will find property insurance for all monuments, including the Farms monument. The cost for the Farms monument will be added to the Farms 1/6 payment.

03 Heatherly fence request was approved. Angie will notify him.

Late Fees

July 11, 2019 – Collection letters were mailed. Liens have not yet been filed. Angie will file liens and provide the Board an updated list of liens. She recommended that CHA employ Attorney Matt Hughes, of Montgomery, who specializes in these sorts of collections. She will check the status of our former collections attorney before moving to Matt Hughes.

New Business

Budget: Angie will provide a 2020 budget at the November meeting. She will also shop for termite bond insurance.

Radio Tower Request (55 ft) submission from Mr. Spinelli. Jim and Melvin will schedule a visit to see the proposed tower site to ensure that it would not be visible from the street.

Fence request from 8497 Blake Circle. Angie will send them forms.

CHA Webpage: Angie will contact Tim Battista to add something to the top of the page to clarify that we do not represent Carrington Lakes.

Downed trees in natural area: Angie will contact the city about clearing trees and debris from this Trussville street.

Angie inquired as to what dollar amount Carrington Lakes pays CHA for entrance landscaping and hydration. We told her that the Lakes have never paid any amount. She was appalled and stated she would pursue this. She said she feels that Lakes should pay 50% of the landscaping and hydration amounts.

Cooley Property: No ownership update; gate is inside the right of way; no records on the Jefferson County site.

Fence repair: Nick will check on this.

Holiday Decoration by Triple Care: set up 11.16.19; take down by 01.10.20.

Next meeting: 10.07.19, 6:30 pm, Trussville Civic Center

Meeting adjourned at 8:10 pm.

