

CHA January 2020

01.14.2020

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

NPGM: Angie Glass

1. Election of 2020 Board Officers

The present Board, listed above, will continue to serve in the same capacity in 2020.

2. Review December Minutes were read and approved.

3. Damage to Guard House

The responsible party for front planting bed has received a letter from NPMG but has not responded.

The responsible party for guard house damage has not yet received a letter from NPM as Angie has not yet received an itemized invoice from the contractor. Upon receipt of said invoice Angie will send itemized billing to the responsible party. The notices will be sent via certified mail, regular mail, and email. The amount due from front planting area damage is \$185.00. Melvin and Angie will both request an itemized invoice from Triple Care for the materials and labor costs for restoration of the front planting bed.

4. Management Report Overview

Updated Management Contract: NPMG has presented an updated contract composed by attorney. This contract must be read and re-negotiated by the CHA Board. The Board expressed that it considered the present contract an ongoing one. The CHA Board requires NPMG to completely indicate each and every change in language from the present contract to the revised contract. The CHA Board has requested and expects to receive 1) copies of the present contract 2) copies of the new contract with each change/revision highlighted.

2019 Financial Report presented, reviewed, accepted.

Aged Receivable Report Detail by Owner presents a balance of over 60,000.00.

Collection efforts continue.

Monument Insurance is still underway.

Director/Officer Insurance is in place.

5. Annual Meeting

David Biddy, President, will compose the agenda and preside over the meeting.

Angie (NPMG) will:

Present the Budget Comparison line by line

Announce the Past Due Assessment total

Present the 2020 Budget

6. New Business

Payment received from Omni Insurance for repair from the first crash requiring rock repair.

Speed bumps to be installed by the city of Trussville on Carrington Drive.

There are holes in the pavement at the Carrington entrance. Angie will contact the City of Trussville in regard to repair.

There are holes in the right of way. Nick will investigate these areas.

Angie will investigate ownership of the former Cooley property at the Carrington entrance.

Next Meeting: February 17, 2020