

**COPPER RIDGE HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**Tuesday, April 03, 2007**

Roll Call and establishment of a Quorum of Board of Directors was completed at 6:05pm by Bryan Schneider, President

Members present: Bryan Schneider  
AnneMarie Murphy  
Maria Valdes-Reilly  
David Hilsabeck  
Shawn Goeckner

Sterling Management: Joe Haobsh

1. **Proof of Notice of Meeting** – signs posted for notice of meeting in proper time.
2. Comments and questions by Homeowners and Residents \*(limited to 3 minutes per person)
  - Miltrene Ellis - 930 Grand Canyon: She purchased new mailbox and wanted to know if it was ok to install. Shawn will come by next day and look at it and make sure it meets specifications.
  - Dan Long – ARC Chairperson received question from homeowner regarding mailbox post paint. Specific paint manufacturer is not required, may use any branch, just need to match color.
3. Reading and Approval of the minutes from previous meetings
  - Waived reading of minutes. AnneMarie made a motion to approve minutes as submitted with Bryan's cosmetic changes. Shawn seconded the motion, Motion passed unanimously.

**4. Reports:**

- Treasurers/ Financial Reports
  - a 5-year Plan/Draft document presentation (Dec/05) – Tabled until Aug/07
  - b To Date Financial Report
    - Joe brought current financial report and delivered full report to Bryan and David
      - Operating Account \$ 151,587
      - Reserve Account \$ 14,681
      - Owner receivables \$ 48,091
- Management
  - a Delinquents
    - 41 liens in place
    - 2 first mortgage foreclosures
    - 2 potential bankruptcies
    - 2 association foreclosures
  - b Violations – Board received violation report from Gail day before meeting so no BTA can be addressed until board views them. Questions raised regarding number of violations showing Atty as status, does that mean they have already been sent to attorney? Joe will have Gail address and discuss timing of report going to the board.
- Committees
  - a ARC
    - 4220 Jade Lane, Exterior Paint - Bryan made motion to approved as submitted. Shawn seconded motion, Motion passed with David and Maria opposed
    - 4710 Rams Head Drive, Fence - Bryan made motion to approve as submitted. AnneMarie seconded the motion, Motion passed unanimously.

AnneMarie inquired as to who are the members of the ARC committee. They are the following: David Hilsabeck, Glen Paulsen, Dan Long, Sara Garvin, Kathy Grant and Cathy Kilgore.

- b **Budge/Finance** – no report
- c **Contracts** – no report
- d **Landscaping/Signs** – OLM report attached
- e **Neighborhood Watch** - Glenn will continue to solicit participation
- f **Newsletter** - Newsletter at printer and will go out soon. Maria expressed concerns over length of time to get out newsletter and was noted it was an issue with response from the Board.

**5. Old Business:**

- **Signage for meeting** – Joe will contact Gail for an update as too why she didn't get new letters to change sign from Membership to Board on the signs.
- **Redesign of website** – Bryan sent out draft version and asked board to review and get back to him with comments

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➤ **Vandalism**

- a **Loose slats/Damage on PVC fencing** – ongoing with a current status of no response from Witt Fence regarding current damage. Gail was going to contact other vendor for quotes.
- b **Spray painting (on-going)** – leaving on agenda for future abuse

**6. New Business:**

a **Review and respond to letter addressing the board -**

- An email was passed around to all board members asking why homeowner received a lien after homeowner contacted Sterling and asked for a payment plan. No was no communication from Sterling to Board. Joe from Sterling to look into the matter. Bryan to respond to email.
- b. AnneMarie discussed lack of Gail's response time to Board member requests for information. Board stated to Joe at Sterling that the Board will request a new manager if the response time does not improve.

**7. Adjournment at 8:25pm.**

APPROVED