

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, April 8, 2008**

- Roll Call and establishment of a Quorum of Board of Directors was completed at 6:06pm by AnneMarie Murphy, President
  - Members Present: AnneMarie Murphy  
Bryan Schneider  
David Hilsabeck
  - Sterling Management: Marsi Fayette
- **Proof of Notice of Meeting** – All signs posted at least 48 hours prior to meeting
- **Comments and questions by Homeowners and Residents** \*(limited to 3 minutes per person)
  - No comments
- **Reading and Approval of the minutes from previous meetings** –
  - Anne Marie made a motion to accept the March 2008 minutes. David seconded the motion. **Unanimously Passed.**
- **Reports:**
  - Treasurers/ Financial Reports – At the end of April, the City account will be closed.
  - 5-year Plan/Draft document presentation – Nothing to report.
  - To Date Financial Report
    - Operating \$ 60,769.00
    - Reserves \$ 24,232.00
- **Management**
  - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
    - 35 homeowners are at the attorney for missed payments prior to 2008. \$9,750 is the Owners Receivable for 2007. 349 homeowners have pre-paid their fees. 65 homeowners are delinquent.
- **Committee**
  - a ARC
    - 749 Cape Cod – Fence Paint - **Approved**
    - 630 Cape Cod – Fencing – **Approved**
    - 4607 Horseshoe Pick – Exterior Paint – **Approved**
    - 805 Rocky Mountain – Home addition – **Approved**
    - 824 Cape Cod – Screen Door – **Approved**
    - 4116 Amber Ridge – Exterior Paint - **Approved**
    - 763 Cape Cod – Screen Room - **Approved**
    - 4302 Horseshoe Pick – Exterior Paint – **Approved**
    - 757 Cape Cod – Landscaping – **Approved**
    - 4638 Tucson – Exterior Paint – **Approved**
    - Anne Marie made a motion to accept the above results of the ARC applications. Bryan seconded. Unanimously Passed.
    - 749 Cape Cod – Fence Paint – David made a motion to accept painting white on both sides. Anne Marie seconded. Bryan voted no. **Approved 2-1.**
  - b Budget/Finance – Nothing discussed
  - c Contracts – Nothing discussed
  - d Landscaping/Signs/OLM report – It was reported that LMP failed their monthly inspection. A reduced payment will be applied to the next invoice.
  - e Neighborhood Watch - Nothing Discussed
  - f Newsletter – one article was submitted.
- **Old Business:**
  - Paint Palette – Nothing to report
  - ARC Form – Nothing to report
  - Vandalism
    - ◆ Loose slats – Nothing to report.
    - ◆ Spray painting (on-going) – Nothing to report.

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, April 8, 2008**

- Lights – There are few lights out again. Bryan emailed Gail the location of the lights to be fixed.
  - Status of Accidents and Repairs – Newbourne sign still needs to be painted.
  - Capital Improvements – Tabled until June 2008
  - Use of driveway sealants/ painting – Tabled until Shaun has the info needed to proceed from February 2008 meeting.
- **New Business:**
- Palm Tree Trimming proposal – AnneMarie made a motion to accept LMP Tree Trimming proposal in the amount of \$4,368 for all of the palms. David seconded. **Unanimously Passed**
- Review and Respond to Letters addressing Board – Nothing discussed
- **Adjournment of the meeting at 7:55pm.**