

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, April 14, 2009**

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:05pm by Anne Marie Murphy, President
  - Members Present: Anne Marie Murphy; David Hilsabeck; Bryan Schneider;
  - Sterling Management: Gail Knight
- **Proof of Notice of Meeting** – All signs posted at least 48 hours prior to meeting
- **Comments and Questions by Homeowners and Residents** –
  - Homeowner questioned about watering new sod. The Board stated to just follow county restrictions.
  - Homeowner asked if there a place on the website for viewing violations. The Board stated no and that you can get a list from Sterling for a fee.
- **Reading and Approval of the minutes from previous meetings** –
  - David made motion to approve March minutes as submitted with the correction to the date. Anne Marie seconded and the motion was passed unanimously.
- **Reports:**
  - Treasurers/ Financial Reports
    - 5 – year Plan / Draft – Nothing to report
    - To Date Financial Report
      - Operating Account \$ 16,770.00
      - Reserve Account \$ 86,692.00
      - Receivables \$ 46,475.00
- **Management**
  - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
    - There are 16 delinquent homeowners that received the 45-day pre-lien letter.
    - There are 58 homeowners that have liens against them.
    - There are 22 homeowners in association foreclosure.
    - There are 4 homeowners in bankruptcy.
    - There are 46 homeowners that are in mortgage foreclosure.
- **Committee**
  - a **ARC** –
    - 4117 Copper Canyon – Paint – **Approved**
    - 922 Cape Cod – Driveway Paint – **Approved**
    - 1220 Dragon Head – Replace Tree – **Denied**. Need permit and or letter from county first
    - 749 Cape Cod – Gutters – **Approved**
    - 755 Cape Cod – Fence – **Approved**
    - 4311 Horseshoe Pick – Landscaping/Hedges – Need more info such as hedge type, etc.
    - 701 Rocky Mountain – Paint – **Approved**
    - 909 Rocky Mountain – Fence – **Approved**
    - 909 Rocky Mountain – Landscaping – **Approved**
    - 717 Cape Cod – Door Paint - **Approved**
      - ◆ Anne Marie motioned to accept the ARC applications as listed above in regards to their status in **bold**. David seconded the motion. Passed unanimously.
  - a. **Budget/ Finance** – Nothing to report
  - b. **Contracts** – Nothing to report
  - c. **Landscaping/ Signs/ OLM Report** – LMP passed their inspection.
  - d. **Neighborhood Watch** – Nothing to report.
  - e. **Newsletter** – Nothing to report.
- **Old Business:**
  - **Attorney Recommendations** – Tabled until May.
- **New Business:**
  - **Review and Respond to Letters addressing Board** – Nothing to report.

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- **Website Addition Requests** – Nothing to report.
- **801 Amethyst Fence Repair Request** – Anne Marie motioned to have Sterling fix all three sections in Copper Ridge. David seconded the motion. Passed unanimously.

➤ Adjournment of the meeting at 7:05pm.

Approved