

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, August 14, 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  
Shawn Goeckner  
AnneMarie Murphy  
Maria Valedes-Riley  
David Hilsabeck
  - Sterling Management: Gail Knight
- **Proof of Notice of Meeting** - All notices posted at least 48 hours prior to meeting
- **Comments and questions by Homeowners and Residents** \*(limited to 3 minutes per person)
  - Presentation by Sydney Dover Mine Development
  - Short rebuttal by George Neiman in opposition of Sydney Dover Mine project
- **Reading and Approval of the minutes from previous meetings** - Bryan made motion to approve minutes from May and June meetings. Shawn seconded the motion and it was passed unanimously.
- **Reports:**
  - Treasurers/ Financial Reports
  - 5-year Plan/Draft document presentation – Tabled until Oct 07
  - To Date Financial Report
- **Management**
  - a All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
    - Gail reported financial as of close of July report
      - Operating Account – Colonial Bank \$15,423
      - Operating Account – City National Bank \$87,767
      - Reserve Accounts \$17,622
      - Owner Receivables \$19,870
      - We are currently \$13,565 under budget for the year!!!!!!
- **Committee**
  - a ARC
    - There was many discussion regarding recent law changes regarding architectural request from homeowners. It was determined that further clarification from the attorney is required before approving/not approving any paint requests not part of the current palate. It was also requested that the attorney address the question about using colors within the palate but mix and matching form different schemes.
    - Bryan made motion to accept ARC recommendation (approvals) for all submissions except exterior paint requests. David seconded the motion and it was passed unanimously.
    - Bryan made motion to deny exterior paint submissions due to lack of required supporting documentation. Marie seconded the motion and it was passed unanimously.
  - b Budget/Finance
  - c Contracts
  - d Landscaping/Signs – OLM report attached
  - e Neighborhood Watch
    - Approximately 12 people signed up currently
  - f Newsletter
    - Newsletter was hand delivered this time for an approximate cost of \$250.00 and it is not known yet if that has brought more attention to the newsletter due to lack of feedback.

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➤ **Old Business:**

- Paint Palette – further clarification from attorney is required
- ARC Form – further modification will be required

➤ **Vandalism**

- Loose slats – none currently
- Spray painting (on-going) – none currently
- Accident causing sign damage at Dover and Newborne Way – Shawn will get police report.

➤ **New Business:**

- 2008 Budget – David solicited assistance for the budget
- 2008 Amendments – Bryan asked board to send any recommended changes to any new amendments to include with annual meeting coming in November.

➤ **Review and Respond to Letters addressing Board**

- None to respond

➤ **Adjournment called at 8:30pm.**