

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, August 12, 2008

- Roll Call and establishment of a Quorum of Board of Directors was completed at 6:26pm by Anne Marie Murphy, President
 - Members Present: Anne Marie Murphy
Maria Valdes-Riley
David Hilsabeck
 - 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** *(limited to 3 minutes per person)
 - No one made any comments.
- **Reading and Approval of the minutes from previous meetings** –
 - Anne Marie made motion to approve June minutes as submitted and approve July minutes with the change that June minutes were tabled until August. Maria seconded and the motion was passed unanimously.
- **Reports:**
 - Treasurers/ Financial Reports –
 - 5-year Plan/Draft document presentation – Nothing to report.
 - To Date Financial Report
 - Operating Account \$ 34,300.00
 - Reserve Account \$ 41,200.00
 - Receivables \$ 45,175.00
 - \$16,000 - Over budget due to increase administration fees associated with quarterly payment schedule.
- **Management**
 - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
 - 94 homeowners are delinquent at is at attorney for collections.
 - 32 Mortgage foreclosures
 - 3 owners in bankruptcy
 - 51 homes have lien
 - 5 owners in association foreclosure
- **Committee**
 - a **ARC**
 - 4412 Horseshoe Pick Lane Ext Paint Approved
 - 1049 Grand Canyon Drive Fencing Pending review by David and AnneMarie
 - 4725 Little Denise Court Ext Paint Approved
 - 4201 Jade Lane Sunroom Approved
 - Anne Marie made motion to accept the above recommendations and David seconded the motion and it was passed unanimously.
 - b **Budget/Finance** – Gail to mail out proposed Budget.
 - c **Contracts** – See Landscaping Bids under old business.
 - d **Landscaping/Signs/OLM report** – LMP passed inspections last month.
 - e **Neighborhood Watch** - Nothing to report.
 - f **Newsletter** – Anne Marie present a one page draft for next issue.
 - g **Violation Report** – The ARC committee drove through and looked at all violations that are set to go to the attorney to verify attorney action is appropriate. The ARC committee agreed with Sterlings recommendations that outstanding violations that have received at least 2 violations be forwarded to the attorney. AnneMarie made motion to approve recommendation by the ARC committee for the violations that need to be passed on to the attorney. David seconded the motion and it was passed unanimously.
- **Old Business:**
 - **Paint Palette** – ARC reviewed paint palette and after much discussion it was tabled until next meeting.
 - **ARC Form** – ARC has a few recommended changes. New ARC form will be brought to the next meeting.

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, August 12, 2008

- **Capital Improvements** –Tabled until September 2008
 - **Use of driveway sealants/ painting** – Dan made presentation on behalf of ARC committee for a recommendation of driveway sealant/stains to be used. David made motion to approve the concrete finish/stains as presented by the ARC. AnneMarie seconded the motion and it was passed.
 - **Landscaping Bids** – David made motion for Gail to discuss the option of a 3-year contract with LMP for landscaping. Maria seconded the motion and it was passed unanimously
- **New Business:**
- **Retention Area Noise Problem** – Anne Marie to send letter to owner of complaint to tell them they need to contact the sheriff.
 - **Vacant properties** – Gail is calling the realtor and requesting that they continue to maintain the properties.
 - **Election** - Tabled until September.
 - **Review and Respond to Letters addressing Board** – Nothing discussed
- **Adjournment of the meeting at 8:30pm.**