

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, August 11, 2009

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:15pm by Anne Marie Murphy, President
 - Members Present: Anne Marie Murphy; Bryan Schneider; Maria Valdes-Reilly; David Hilsabeck ; Hermes Vargas
 - 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** –
 - None
- **Reading / Waiving of Reading and Approval of the minutes from previous meetings** –
 - Anne Marie made motion to approve July minutes as submitted. Bryan seconded and the motion was passed unanimously.
- **Reports:**
 - Treasurers/ Financial Reports
 - 5 – year Plan / Draft – Nothing to report
 - To Date Financial Report
 - Operating Account \$ 26,218.00
 - Reserve Account \$ 87, 744.00
 - Receivables \$ 54,027.00
- **Management**
 - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
 - There are 43 delinquent homeowners that received the 45-day pre-lien letter.
 - There are 35 homeowners that have liens against them.
 - There are 22 homeowners in association foreclosure.
 - There are 5 homeowners in bankruptcy.
 - There are 52 homeowners that are in mortgage foreclosure.
- **Committee**
 - a **ARC** – Tabled until end of meeting
 - 4621 Horseshoe Pick Ln – Fence – Pending
 - 4621 Horseshoe Pick Ln – Ext Paint – Approved
 - 1211 Pongo Ln – Ext Paint - Approved
 - 4701 Little Denise Ct – Home Border – Approved. Reversal from denied last month.
 - ◆ Anne Marie made a motion to accept the ARC application as listed above. David seconded the motion. Passed unanimously.
 - a. **Budget/ Finance** – Budget meeting will be set for October for budget approval. Anne Marie made a motion to move the annual membership meeting to October to save on mailing cost. The mailing will be combined with the required Budget mailing. Hermes seconded the motion. Passed unanimously.
 - b. **Contracts** – Nothing to report
 - c. **Landscaping/ Signs/ OLM Report** – LMP passed their inspection with 95%.
 - d. **Neighborhood Watch** – Discuss some graffiti that was around the community, it was cleaned up quickly.
 - e. **Newsletter** – Nothing to report.
- **Old Business:**
 - **Attorney Recommendations** – Tabled until November for further review.
- **New Business:**
 - **Website Addition Requests** – Anne Marie would like to add a payment item. No one objects to this. She will write something up and send it to the Board. Bryan will post it.
 - **Review and Respond to Letters addressing Board** – Nothing to report.
- Adjournment of the meeting at 8:00pm.