

COPPER RIDGE HOA
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 6, 2007
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- I. Call Meeting to Order: Hermes called meeting to order at 6:04pm
- II. Establish a Quorum: Quorum was established
- a. Members Present: Hermes Vargas, President
David Hilsabeck, Treasurer
Bryan Schneider, Director
Anne Marie Murphy, Secretary
- b. Member(s) Absent: Maria Valdes-Reilly, Vice President
- III. **Read/Waive Reading of Previous Minutes:** A motion was made by Hermes to table the minutes from the January meeting, motioned was seconded by David. The motion carried unanimously.
- IV. **President's Report** – Gail Knight read an email from Sean Galaris reaffirming the position that the board wanted to recount the votes from the December meeting. Anne Marie made a motion to establish an election committee. David seconded motion. *Pass unanimously.* Election committee announced the corrected results. The are as following:
- a. Hermes Vargas – 46 votes
b. Shaun Goeckner – 52 votes
c. Anne Marie – 97 votes
d. Bryan Schneider – 99 votes
- Anne Marie made a motion to accept the new count as present by the election committee. David seconded motion. *Pass unanimously. Shaun was not present to join the meeting. Hermes moved to sit in the audience.*
- V. **Old Business**
- a. **Fence Repair along Lumsden Road Extension (Nov/05)** – Currently Tabled until April 2007
- b. **Fence Installation along Dover Road (Nov/05)** – Currently Tabled until April 2007
- c. **Conservation Signs (Aug/06)** – Due to the current budget constraints, this item has been tabled until April 2007.
- d. **Damaged Landscaping (Aug/06)** – Gail stated that she received check from Nationwide is the amount of ~\$1305.00. They are set to do the repairs but are waiting on the weather.
- e. **Vandalism:** Anne Marie made a motioned to accept the proposal from Witt Fence in the amount of \$1033.00 to repair the slats and posts. David seconded motion. *Pass unanimously.*
1. **Loose slats on gate on Lumsden extension by Dover entrance (Dec/06)** – Check received by LMP for repairs and Witt fence is working on schedule completion of repair within a week
2. **Spray painting (on-going)** - Has been painted over by unknown individual and board needs to check quality of paint over
3. **Loose bricks on island on W. Mulrennan** – Waiting on price quote from Dalton Pressure Washing.
- VI. **Treasurer's Report**
- a. **5-year Plan/Draft document presentation (Dec/05)** – Bryan made a motion to table item until August 2007. David seconded. *Passed unanimously.*

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b. To Date Financial Report – Jan 2007

- Operating Account \$137,230.36
- Delinquent Account \$111,101.62
- Reserve Account \$13,734.55

- c. **Delinquents** – 256 homeowners have not paid at all this year. 15 homeowners are with the attorney for collections. Anne Marie made a motion to send out certified 10-day pre-lien letters. David seconded. *Passed unanimously.*
- d. **Payment plan for 930 Grand Canyon Drive** – David motioned to accept payment plan as outlined in letter address to the Board. Six payments of \$53.29. Anne Marie seconded motion. *Passed.* Bryan voted no.
- e. **End Year Financial-** Gail stated that she needs to mail out the end year financial by March 2nd. Bryan commented that we should send out postcards in lieu of mailing out end year financials. Anne Marie made a motion to send out postcards to homeowners announcing the availability of the end year financials. David seconded. *Passed unanimously.*

VII. Management Report

- a. **Violations** Gail provided the board with Sterling Connect violation report.

VIII. Committee Reports

- a. **ARC** – Bryan motioned to accept committee’s recommendation. Anne Marie seconded motion. *Passed.* David voted no.

- 4113 Copper Canyon Blvd** – Fence – Denied
- 915 Stallion Way** – Exterior Paint – Denied
- 3404 Sand Key Ln** – Exterior Paint – Approved
- 949 Grand Canyon Dr** – Exterior Paint – Denied
- 1326 Dragon Head Dr** – Hurricane Shutters – Approved
- 1343 Dragon Head Dr** – Hurricane Shutters – Approved
- 754 Cape Cod Circle** – Screen Room – Approved

- b. **Budget/Finance** - Bryan motioned to table remain agenda items until next month due to time constraints. Anne Marie seconded motion. *Passed unanimously.*
- c. **Contracts** - Tabled until next meeting.
- d. **Landscaping/Signs** - OLM report attached - Tabled until next meeting.
- e. **Neighborhood Watch** - Tabled until next meeting.
- f. **Newsletter** - Tabled until outcome of election can be determined

IX. New Business

- a. **Fence pressure-washing estimates** - Tabled until next meeting.

X. Community Time – None

XI. Adjournment