

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

- Roll Call and establishment of a Quorum of Board of Directors was completed at 6:04pm by AnneMarie Murphy, President
  - Members Present: AnneMarie Murphy  
Bryan Schneider  
Shaun Goecker  
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)
  - Hermas Vargas – He was concerned with the lack of communication that he received after he submitted his Arc application.
  - Willens Lavaserver (sp?) – 4319 Horseshoe Pick - Concerned about where money is going - association is not family orientated – landscaping issues – concerned w/ mailboxes letters being sent out.
- **Reading and Approval of the minutes from previous meetings** –
  - Anne Marie made a motion to accept the October 2007 minutes. David seconded the motion. Unanimously Passed.
  - Anne Marie made a motion to accept the November 2007 minutes. Shaun seconded the motion. Unanimously Passed.
  - Anne Marie made a motion to accept the November 2007 organizational minutes. David seconded the motion. Unanimously Passed.
  - Anne Marie made a motion to accept the January 2008 minutes. David seconded the motion. Unanimously Passed.
- **Reports:**
  - Treasurers/ Financial Reports
  - 5-year Plan/Draft document presentation – David will be putting together a plan that will include action item that he would like to see accomplish in the next few years.
  - To Date Financial Report
    - Operating \$ 70,490.00
    - Reserves \$ 15,480.00
    - Owners Receivables \$ 34,775.00
    - Pre-Pay \$ 36,545
- **Management**
  - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
    - 190 homeowners were sent a pre-lien letter for 1<sup>st</sup> Quarter. \$9,970 is the Owners Receivable in 2007.
    - Anne Marie made a motion to have the attorney sign the attempt sale of 4702 Copper Canyon due to the association having title. David seconded. Unanimously Passed.
- **Committee**
  - a ARC
    - 620 Cape Cod – Exterior Paint - **Approved**
    - 608 Grand Canyon – Exterior Paint - **Approved**
    - 4112 Copper Canyon – Hurricane Shutters - **Approved**
    - 909 Cape Cod – Fence – Not enough measurements to approve.
    - 509 Cape Cod – Fence - **Approved**
    - 704 Cape Cod – Exterior Paint - **Approved**
    - 4508 Horseshoe Pick Lane – Exterior Paint - **Approved**
    - Anne Marie made a motion to accept the above results of the ARC applications. Bryan seconded. Unanimously Passed.
  - b Budget/Finance – Nothing discussed
  - c Contracts – Nothing discussed

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- d Landscaping/Signs/OLM report – Nothing Discussed
- e Neighborhood Watch - Glenn stated that one homeowner signed up. This brings a total to 21 homeowners.
- f Newsletter – Glenn stated that he will not be at the next few meetings and asked that the Board or anyone else submit articles as soon as possible so that he can work on them.

➤ **Old Business:**

- Paint Palette - David made a motion to hire a third party company to put together a large paint palette for the Board to consider using for house paint arc applications. Bryan seconded. Unanimously Passed. Anne Marie to contact Fine Design for the paint palette.
- Vandalism
  - ◆ Loose slats – Nothing to report.
  - ◆ Spray painting (on-going) – Nothing to report.
- Lights – Johnson's handyman was out today to replace the lights. They were kicked again.
- Status of Accidents and Repairs – The paint job on the Newbourne sign was in fact the original color of the sign based on the photo of the broken sign. David made a motion to paint the Newbourne sign and fence to match the Dover/ Lumsden sign, which is tan color. Anne Maire seconded. Unanimously Passed.
- Verizon FiOS to host party – Anne Marie stated that she sent an email to Verizon and stated that we have about 10 homeowners attend the monthly meetings each month. Anne Marie has not heard from them since the email.

➤ **New Business:**

- Capital Improvements – David discussed a list of improvements he would like to see the Board accomplishments. More details will be available at a later date, as research will need to be done on most of the items.
- Use of driveway sealants/ painting – Shaun to gather info on color / brand, etc to bring the next meeting. It was discussed that one and only one color be chosen by the Board to be used as a sealant for driveways.
- Palm Tree Trimming proposal – The Board received a proposal for \$4368.00 to trim all the palm tress on the common grounds. Palm tree trimming has not been done for almost a year. Bryan stated that he would like to postpone the trimming until late March/ early April for financially purposes. This will allow us to see what payments are be submitted for the second quarter fees and also we will be closer to paying off the loan. Table until next month.

- Review and Respond to Letters addressing Board – Nothing discussed

- **Adjournment of the meeting at 9:10pm.**