

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, February 10, 2009

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:35pm by Anne Marie Murphy, President
 - Members Present: Anne Marie Murphy; Maria Valdes-Reilly; David Hilsabeck
Bryan Schneider; Hermes Vargas
 - Sterling Management: Gail Knight
- **Proof of Notice of Meeting** – All signs posted at least 48 hours prior to meeting
- **Reading and Approval of the minutes from previous meetings** –
 - Hermes made motion to approve January minutes as submitted. Maria seconded and the motion was passed unanimously.
- **Reports:**
 - Treasurers/ Financial Reports
 - To Date Financial Report
 - Operating Account \$ 31,900.00
 - Reserve Account \$ 71,008.00
 - Receivables \$ 67,950.00
- **Management**
 - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
 - Gail stated that Tidwell Electric and Sterling settled their lawsuit for \$2482.91 for the unauthorized installation of lights. Hermes motioned to pay Sterling the settlement. Anne Marie seconded. Passed with Bryan and David opposing.
- **Committee**
 - a. ARC
 - 603 Grand Canyon Drive – Paint – Approved
 - 919 Grand Canyon Drive – Paint – Approved
 - ◆ Anne Marie motioned to accept the above recommendations and Hermes seconded the motion and it was passed unanimously.
 - 4311 Horseshoe Pick – Fence – Denied – Need to have the homeowner attend the meeting to discuss
 - b. Budget/ Finance – Nothing to report
 - c. Contracts – Nothing to report
 - d. Landscaping/ Signs/ OLM Report – LMP passed with a 92%
 - e. Neighborhood Watch – Discussed the vandalized signs but will go into it more in New Business.
 - f. Newsletter – Nothing to report.
- **Old Business:**
 - **Palm Tree Trimming** – LMP presented a proposal for trimming the 124 palm trees for \$3250. David motioned to accept proposal. Annie Marie seconded. Motion passed with Bryan and Marie opposing.
 - **Retention Area Signs** – Anne Marie to go to Brandon Signs to get costs of signs and installation.
- **New Business:**
 - **Review and Respond to Letters addressing Board** – Gail to respond to homeowner requesting reimbursement of cost to damage screen due to overhanging branch.
 - **Attorney Concerns** – Marie would like to shop around for a new attorney to compare pricing and service. She has an attorney in mind but did not bring their contact information. Hermes stated that he has a couple of attorneys that we could talk to also and would email the Board with info.
 - **Vandalized Signs** - Gail received proposal to paint the four entrance signs for \$450. Hermes made a motion to accept proposal. Anne Marie seconded. Passes unanimously.
- Adjournment of the meeting at 7:35pm.