

COPPER RIDGE HOA
BOARD OF DIRECTORS MEETING MINUTES
January 2, 2007
WWW.COPPERRIDGEHOA.COM

- 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 David to approve minutes from December meeting, motioned was seconded by Anne Marie. The motion carried unanimously.
- IV. **President's Report** – Waived
- V. **Old Business**
 - a. **Fence Repair along Lumsden Road Extension (Nov/05)** – Motion to table until April 2007 was made and seconded. Motion passed unanimously.
 - b. **Fence Installation along Dover Road (Nov/05)** – Motion to table until April 2007 was made and seconded. Motion passed unanimously.
 - c. **Conservation Signs (Aug/06)** – Due to the current budget constraints, this item has been tabled until April 2007.
 - d. **Damaged Landscaping (Aug/06)** – Update by Gail
 - e. **Status of re-scanned documents to post on website** – Report by Shaun Goeckner (Nov/06). Shaun spoke with 4cweb, hosting company, and had them restore from back up tape.
 - f. **Vandalism:** Motion was made to repair fence if repairs did not exceed \$550.00. Motion was not seconded. Second motion was made to have quote faxed to Bryan and could be approved by Bryan if repairs did not exceed \$550.00. If repairs exceeded \$550, approval from board is required. Motion was seconded and passed unanimously.
 - 1. Loose slats on gate on Lumsden extension by Dover entrance (Dec/06)
 - 2. Spray painting (on-going)
 - 3. Loose bricks on island on W. Mulrennan
- VI. **Treasurer's Report**
 - a. **5-year Plan/Draft document presentation (Dec/05)** - Tabled
 - b. **To Date Financial Report – Dec 2006**
 - Operating Account \$45,649.73
 - Delinquent Account \$13,853.00
 - Reserve Account \$13,249.30
- VII. **Management Report**
 - a. **Violations** Gail provided the board with Sterling Connect violation report.

COPPER RIDGE HOA
BOARD OF DIRECTORS MEETING MINUTES
January 2, 2007
WWW.COPPERRIDGEHOA.COM

VIII. Committee Reports

- a. **ARC** – Motion was made to accept committee’s recommendation. Motion was seconded. Passed.
 - 1331 Dragon Head Drive** – Fence – *Approved*
 - 4709 Rams Head Drive** – Screen Room – *Approved*
 - 4709 Rams Head Drive** – Exterior Paint – *Approved*
 - 4709 Rams Head Drive** – Fence – *Pending*
- b. **Budget/Finance** - No Report
- c. **Contracts** - No report
- d. **Landscaping/Signs** - OLM report attached
- e. **Neighborhood Watch** - No report
- f. **Newsletter** - Tabled until outcome of election can be determined

IX. New Business

- a. **Allegation by Shaun Goeckner of votes miscount.** Motion was made to have a committee review proxies used by secretary to cast votes. Motion was seconded. Motion carried 3-1. Hermes voted no. Committee was unable to come to determination due to questions regarding proxy requirements.
- b. **Motion to allow Sterling to review entire election process.** Legal opinion would only be sought if Sterling unable to make recommendation. Motion was seconded and passed unanimously.

X. Community Time

XI. Adjournment

FINAL