

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, January 15, 2008**

- Roll Call and establishment of a Quorum of Board of Directors was completed at 6:06pm by AnneMarie Murphy, President
  - Members Present: AnneMarie Murphy  
Bryan Schneider – arrived late (after the 5 year plan)  
Maria Valedes-Riley  
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)
  - None
- **Reading and Approval of the minutes from previous meetings** – The past few months worth of minutes was not able to be approved due to not having a copy of the minutes available for the meeting.
- **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 \$ 22,214.43
    - Reserves \$ 13,334.92
    - Owners Receivables \$ 12,985
    - Pre-Pay \$ 8,700
- **Management**
  - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
    -
- **Committee**
  - a ARC
    - 908 Citron – David made a motion to send a letter to owner requesting proof that the Board approved the house paint or that the color was originally used by the builder in the area. Anne Marie seconded the motion. Unanimously Passed.
    - 4316 Horseshoe Pick Lane – Screen Room - **Approved**
    - 854 Rocky Mountain Ct – Fence and Softener Screen Fence - **Approved**
    - 763 Cape Cod Circle – Screen Room - **Disapproved**
    - 4414 Horseshoe Pick Lane – Paint – **Approved**
    - 704 Cape Cod – Paint – **need to resend application**
    - 4201 Amber Road – Paint - **Approved**
    - Bryan made a motion to accept the above results of the ARC applications. Anne Marie seconded. Unanimously Passed.
  - b Budget/Finance – Nothing discussed
  - c Contracts – Nothing discussed
  - d Landscaping/Signs/OLM report
  - e Neighborhood Watch - Nothing to Report
  - f Newsletter – Nothing to Report
- **Old Business:**
  - Paint Palette - – Nothing discussed
  - ARC Form – Will be removed from agenda
  - Vandalism
    - ◆ Loose slats – Nothing to report.
    - ◆ Spray painting (on-going) – Nothing to report.
  - 2008 Budget Discussion – Will be removed from agenda.

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- Lights - Most of the lights are working using a handy man at the cost of \$40/hr. There are a few lights that need additional work. David made a motion to get a bid for the lights that need additional work. Anne Marie seconded the motion. Unanimously Passed.
  - Status of Accidents and Repairs – The sign at Newbourne does not have the correct paint color. It will be repainted soon. The fence at Mulrennan and Copper Canyon has been repaired. No money was spent from the association fund for the repairs of either accident.
- **New Business:**
- Property Management Contracts – Bryan made a motion to request an extension in Sterling's contract to expire at the end of the year and accept the extension if approved by Sterling. This is to have the contract in line with a calendar date for budget purposes. Anne Marie seconded the motion. Unanimously Passed.
  - Capital Improvements –
  - Verizon FiOS offer to 'host' a meeting – Anne Marie will follow up.
  - Ratify attorney presence at November election – While reviewing past minutes it was noticed that there was no vote recorded to have the attorney present during the annual meeting. Bryan made a motion to ratify the presence of the attorney at the annual meeting. Anne Marie seconded the motion. Unanimously Passed.
  - Use of driveway sealants – Dave made a motion to allow the use of a sealant or paint for driveways that is a concrete color or stain. Maria seconded the motion. Bryan and Anne Marie voted no. Motion failed.
- Review and Respond to Letters addressing Board – Nothing discussed
- **Adjournment of the meeting at 8:30pm.**