

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, July 08, 2008**

- Roll Call and establishment of a Quorum of Board of Directors was completed at 6:08pm by Anne Marie Murphy, President
  - Members Present: Anne Marie Murphy  
Bryan Schneider  
Shaun Goecker – via telephone
  - 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)
  - No one made any comments.
- **Reading and Approval of the minutes from previous meetings** –
  - Bryan made a motion to table the June minutes until August. Anne Marie seconded the motion. **Unanimously Passed.**
- **Reports:**
  - Treasurers/ Financial Reports –
  - 5-year Plan/Draft document presentation – Nothing to report.
  - To Date Financial Report
    - Operating Account \$ 37,330.00
    - Reserve Account \$ 35,037.00
    - Receivables \$ 23,321.00
    - Need to start thinking about the budget
- **Management**
  - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
    - 93 homeowners are delinquent at is at attorney for collections.
    - 26 Mortgage foreclosures
- **Committee**
  - a **ARC**
    - 1220 Dragon Head Drive – Ext Paint – **Approved**
    - 908 Citrone Ct – Roof – **Approved** (only shingles are allowed)
    - 4727 Little Denise Ct – Ext Paint – **Approved**
    - 814 Rocky Mountain Ct. – Ext Paint – **Approved**
    - 4215 Jade Lane – Ext Paint – **Approved.**
    - Anne Marie made a motion to accept ARC committee recommendation listed above. Bryan seconded. **Unanimously Passed.**
    - Anne Marie made a motion to have ARC committee look and verify violations prior to sending to attorney. Bryan seconded. **Unanimously Passed.**
  - b **Budget/Finance** – Nothing discussed
  - c **Contracts** – Nothing discussed
  - d **Landscaping/Signs/OLM report** – LMP passed inspections last month.
  - e **Neighborhood Watch** - Nothing to report.
  - f **Newsletter** – Nothing to report.
- **Old Business:**
  - **Paint Palette** – ARC committee will work on palette.
  - **ARC Form** – ARC committee will work on revising form.
  - **Lights** – We are still trying to find an electrician for work on the lights.
  - **Capital Improvements** –Tabled until September 2008
  - **Use of driveway sealants/ painting** – ARC Committee will discuss and make recommendation to the Board.

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➤ **New Business:**

- **Estoppel Letter Ratification** – Anne Marie made a motion to accept the Sterling Estoppel resolution. Bryan seconded. **Unanimously Passed.**
- **Electrician Invoice** – Nothing will be paid because the Board or Sterling authorized the work. All that was requested was a quote.
- **Renewal of Insurance Ratification** – Anne Marie made a motion to accept the renewal of our insurance in the amount of \$ 9,569.03. Bryan seconded. **Unanimously Passed.**
- **Tree Removal proposal by LMP** – There is a tall dead tree that could fall down and damage a home located on common ground. Anne Marie made a motion to accept the proposal from LMP of \$ 350 to remove it. Bryan seconded. **Unanimously Passed.**
- **Landscaping Bids** – We received three bids ranging from \$ 6200 to \$ 18,000. Bryan to look at LMP's current contract for renewal terms.
- **Review and Respond to Letters addressing Board** – Nothing discussed

➤ **Adjournment of the meeting at 7:45pm.**