

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING OF THE BOARD OF DIRECTORS
Tuesday, June 05, 2007

- Roll Call and establishment of a Quorum of Board of Directors was completed at 6:05pm by Bryan Schneider, President
 - Members Present: Bryan Schneider
Shawn Goeckner
AnneMarie Murphy
 - Members Absent: Maria Valedes-Riley
David Hilsabeck
- Sterling Management: Gail Knight
- **Proof of Notice of Meeting** - All notices 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** - Bryan made motion to postpone approval of minutes for May meeting due to missing information on minutes. Shawn seconded and motion was passed unanimously.
- **Reports:**
 - Treasurers/ Financial Reports
 - 5-year Plan/Draft document presentation – Tabled until Aug/07
 - To Date Financial Report
- Management
 - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
 - Operating Account – Colonial Bank \$15,664
 - Operating Account – City National Bank \$118,820
 - Reserve Accounts \$15,662
 - Owner Receivables \$25,655
- Delinquent Report
 - \$19,943 in delinquents with:
 - 41 people in lien
 - 2 in bankruptcy
 - 4 in foreclosure
 - 1 in foreclosure with stipulations
 - 4 more in process of moving into foreclosure
- Committee
 - a ARC
 - AnneMarie made motion to accept ARC recommendations as submitted. Bryan seconded motion and it was passed unanimously.
 - b Budget/Finance – nothing to report
 - c Contracts – nothing to report
 - d Landscaping/Signs – OLM report attached
 - e Neighborhood Watch
 - Report by Glenn Paulson – more neighbors are signing up and activity (owners) is increasing. Quick cleanup of graffiti seems to be working. Currently about 8 people officially signed up for Neighborhood Watch. Issues discussed regarding teenagers fighting and threats through MySpace pages with teenagers.
 - f Newsletter
 - Glenn did not have draft ready. Bryan and AnneMarie volunteered to write articles. Other topics of interest mentioned a status of CSX quiet zone, regulations regarding Trash Day and activities for kids to keep them busy during the summer. Also discussed was alternative ways to get the newsletter out the owners.
- **Old Business:**
 - Signage for meetings – Bryan has expenses related to the changed signs for \$112.35 and landscaping lights for \$101.49. AnneMarie made motion to reimburse Bryan for the signs (lights already voted on), Shawn seconded the motion and it was passed by a majority with Bryan abstaining.
 - Paint Palette – nothing to report
 - ARC Form – Bryan still working on form
 - ~~Work Orders~~
 - Meeting Time – No meeting will be held in July due to space and time constraints. August meeting will be held on the second Tuesday back at the Community Center. Bryan will post changes on the website.

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➤ **Vandalism:**

- Loose slats - Minimum order for replacement slats is \$25 at 10.00 a piece. Top rail is \$70 for 25. Gail is going to try to find out who the manufacturer of the fence pieces.
- Spray painting (on-going)

➤ **New Business:**

- Fence cleaning Local bid came in from individual. Shawn made motion to accept bid at \$650 and Bryan seconded so the motion passed unanimously.
- Review and Respond to Letters addressing Board –
 - ◆ Owner sent email about children on her property. Board will respond that she needs to contact authorities for trespassing issues.
 - ◆ Owner requesting via email to waive attorney fees and board wants the request denied.
 - ◆ Bryan made motion to accept responses, AnneMarie seconded and motion passed unanimously.
- Gail found out from attorney that we can offer reward if necessary.
- Questions about driveway patching and Gail will bring sample of solution being used at other properties.
- AnneMarie made motion to accept amended ARC request for 930 Grand Canyon for fence and shrubbery and Shawn seconded motion and it was passed unanimously.

➤ **Adjournment at 7:28pm.**