

COPPER RIDGE HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
Tuesday, March 06, 2007

1. Roll Call and establishment of a Quorum of Board of Directors was completed at 6:05pm by Bryan Schneider, President.
Board Members present: Bryan Schneider
AnneMarie Murphy
Maria Valdes-Reilly
David Hilsabeck
Shawn Goeckner (via speakerphone)
2. **Proof of Notice of Meeting** – signs posted for notice of meeting in proper time.
3. **Comments and questions by Homeowners and Residents** *(limited to 3 minutes per person)
 - Bryan announced change of asking homeowners to sign in when having issues that need to be presented to the board. Signing in waived at this meeting so community was opened
 - Glenn Miller brought pictures of the pond behind Dragon Head that is almost dried up which has revealed a lot of garbage. Gail will have landscapers take a look at it.
 - Tom Hertzel 1208 Pongo Lane. Issue with neighbor's encroaching fence. Gail had sent letter to neighbor regarding fence issue. Also issue with 4712 Rams Head parking a trailer in the road, Gail will send violation letter. Also issue with 1221 Dragon Head. Rental with a lot of people living there. Had washed gas down storm drain. David mentioned home has several outstanding violations. Tom also asked about what is needed to become a gated community. Tom also brought up concern regarding sexual predators. Boards power for dealing with sexual predators is limited.
 - Kevin Jeffries 821 Rocky Mountain Court has a complaint about dog owners not picking up messes. Gail asked him to notify her of the offender and she will send them a violation letter
4. **Reading and Approval of the minutes from previous meetings**
 - Waived reading of minutes, AnneMarie made a motion to approve minutes with correction of financial typo. Shawn seconded the motion, Motion passed unanimously
5. **Reports:**
 - **Presidents** - Waived
 - **Treasurers/ Financial Reports**
 - a **5-year Plan/Draft document presentation (Dec/05)** – Tabled until Aug/07
 - b **To Date Financial Report**
 - Gail brought current financial report
 - Operating Account \$ 148,273
 - Reserve Account \$ 9,747
 - Owner receivables as of report \$ 72,462
 - Owner receivables as of date of meeting \$ 47,360
 - c Delinquents
 - **Management**
 - a Gail brought to the board's attention the digging going on in the retention ponds. The landscaper has agreed to level it at no charge. County notified her the danger of digging in "sugar sand" due to high probability of collapse.
 - **Committees**
 - a **ARC**
 - 949 Grand Canyon - owner brought paint request that was previously denied by board for an appeal. Bryan made a motion to approve request, AnneMarie seconded motion. Motion passed unanimously.
 - Bryan wants to modify ARC form to incorporate requiring homeowners to have pictures of neighboring houses on each side. Bryan made motion to attempt to receive picture of houses on each side for paint requests. AnneMarie seconded motion, but Bryan withdrew the motion.
 - David made motion that we modify ARC form to include the requirement for architectural photographs for painting along with a more detailed explanation of the measurements needed for the fencing, up to and maybe including a diagram of how the measurement should be made and displayed. AnneMarie seconded. Motion passed unanimously.

ARC Submissions

4113 Copper Canyon Blvd	Fence installation
4709 Ramshead Drive	Fence installation
730 Cape Cod Circle	Fence installation
821 Rocky Mountain Ct	Exterior Paint
949 Grand Canyon	Exterior Paint

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AnneMarie made motion to accept ARC recommendation of all 5 request, Marie seconded the motion.
Motion passed unanimously

~~b Budget/Finance~~

~~e Contracts~~

d Landscaping/Signs – OLM report attached

e Neighborhood Watch - Glenn not present

f Newsletter - Glenn not present

6. Old Business:

- **All Legal Matters, Liens, Foreclosure, Fines, and Violations etc.**
 - a Status of delinquents to 102 owners have not paid 2007 dues. Discuss held regarding several options available on next steps. Bryan made motion to send all 102 non-payers to attorney for placement of a lien. AnneMarie seconded the motion. Motion passed 3-2 with Shawn and Marie opposed.
- ~~Fence Repair along Lumsden Road Extension (Nov/05) – Discussion tabled until Jan/07.~~ Remove due to issue being added to 5-year plan.
- ~~Fence Installation along Dover Road (Nov/05) – Discussion tabled until Jan/07~~ Remove due to issue being added to 5-year plan.
- **Conservation Signs (Aug/06)** – Due to the current budget constraints, this item has been tabled until April 2007.
- ~~Damaged Landscaping (Aug/06)~~ – Completed and repaired
- **Vandalism**
 - a Loose slats on gate on Lumsden extension by Dover entrance (Dec/06)
 - b Spray painting (on-going)
 - c ~~Loose bricks on island on W. Mulrennan~~ Completed and repaired

7. New Business:

- **Web Hosting** - Bryan made a motion to fire 4Cweb for the Webhosting that costs 12.00 a month and turn it over to Integrated Concepts (owned by Bryan) at no cost to the association. AnneMarie seconded the motion. Motion passed with majority of those who voted (Bryan abstained)
- **Redesign of website** - Bryan made motion to re-design website and agreed to have board review before go-live. Marie seconded the motion. Motion passed unanimously
- **Association Attorney** - Bryan made motion the change attorney to Bush Ross for legal opinions and collections. AnneMarie seconded the motion. Motion passed unanimously. Gail will confirm there is no binding contract in place with current attorney and let us know tomorrow.
- **Association Check Signing** - Issue of check writing was discuss in length. Bryan is concerned of liability of Sterling being able to write checks without board approval. Majority of the board felt comfortable with current check writing policy. Gail agreed to send full financials to Bryan and David. Bryan will scan and email to the entire board. Checks written and all details are provided in full financial report.
- **Collection Policy for 2008** - Issue of instituting a collection policy was discussed. Bryan introduces a sample collection policy in which it is stated no payment plans (other than any offered in accordance with documents) will be considered for any reason. Bryan is concerned of the liability of selective enforcement lawsuits. Majority of board is uncomfortable with implement a policy with such strict stance on payment plans.
- **Signage for meetings** - Bryan notified board that signage for monthly board meeting is incorrectly reflecting the meetings as membership meetings. This is important based on notification requirement of a membership meeting versus a board meeting. Gail will get word "Board" from sign maker, drop off at Bryan's house and we will change signs manually.
- **Review and Respond to Letters addressing Board** - AnneMarie feels owner's emails are not being responded to in a timely manner. She will work on a policy for responding to homeowners.

8. Adjournment at 8:28pm.