

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, March 11, 2008

- Roll Call and establishment of a Quorum of Board of Directors was completed at 6:10pm by AnneMarie Murphy, President
 - Members Present: AnneMarie Murphy
Bryan Schneider
Maria Valedes-Riley
David Hilsabeck
 - Sterling Management: Marsi Fayette
- **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)
 - Miltrene Ellis – 930 Grand Canyon – 1. read in the Tampa Tribune about rising cable cost due to foreclosure, concerned about costs. 2. How can we get parents to be responsible for their children? 3. What can we do regarding street parking?
 - Earlyn Baldwin – 721 Grand Canyon – Concerned with parking cars in the yard. Gave Board address of violator.
 - Custard – 4302 Horse Shoe Pick – 1. Advised Board of missing Copper Canyon / Mullrennan STOP sign 2. What can the association do to prevent the ATV riding in certain areas of the community.
 - John – questioned the mailbox color and the mail out that went out.
- **Reading and Approval of the minutes from previous meetings** –
 - Anne Marie made a motion to accept the February 2008 minutes with the addition of adding 'Nothing Discussed' under the section Committee sub-section d titled Landscaping/Signs/OLM report.. Bryan seconded the motion. Unanimously Passed.
- **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 \$ 70,490.00
 - Reserves \$ 16,480.00
 - Owners Receivables \$ 26,355.00
 - Pre-Pay \$ 36,545
- **Management**
 - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
 - 190 homeowners were sent a pre-lien letter for 1st Quarter. \$9,970 is the Owners Receivable in 2007.
- **Committee**
 - a ARC
 - 1050 Grand Canyon – Exterior Paint - **Approved**
 - 4105 Jade Lane – Exterior Paint – **Approved**
 - 4719 Copper Canyon – Landscaping – **Approved**
 - 1338 Dragon Head – Screen Room – **Approved**
 - 611 Grand Canyon – Fencing – **Approved**
 - 756 Cape Cod – Exterior Paint - **Approved**
 - 757 Cape Cod – Landscaping – **Denied** – Need more info
 - 4213 Amber Ridge Ln. – Exterior Paint – **Approved**
 - 805 Rocky Mountain – Exterior Modification – **Denied** – Need more info
 - 4501 Arizona Sun – Screen Room – **Approved**
 - 4810 Copper Canyon – Fencing – **Approved**
 - Anne Marie made a motion to accept the above results of the ARC applications. Bryan seconded. Unanimously Passed.
 - b Budget/Finance – Nothing discussed
 - c Contracts – Nothing discussed

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- d Landscaping/Signs/OLM report – Nothing Discussed
- e Neighborhood Watch - Nothing Discussed
- f Newsletter – Anne asked what commitment do we have for advertisement? Do we need quarterly editions? Maria stated that we owe one more edition for the advertisers. Bryan stated that we need to put out a newsletter as often as we can and use advertisers for spots somewhere in the newsletters as fillers.

➤ **Old Business:**

- Paint Palette – Ann Marie was not able to stop by and discuss paint with Fine Design.
- ARC Form – David discussed separating the forms into four; fence, paint, screen room and general. David to draft a form to present to Board.
- Vandalism
 - ◆ Loose slats – Nothing to report.
 - ◆ Spray painting (on-going) – Nothing to report.
- Lights – The light located at the SW corner of Copper Canon and Mulrennan needs to be adjusted so that the light is not facing Mulrennan.
- Status of Accidents and Repairs – Newbourne sign still needs to be painted.

➤ **New Business:**

- Capital Improvements – Tabled until June 2008
- Use of driveway sealants/ painting – Tabled until Shaun as the info needed to proceed from February 2008 meeting.
- Palm Tree Trimming proposal – Tabled until April 2008.

- Review and Respond to Letters addressing Board – Nothing discussed

- **Adjournment of the meeting at 7:55pm.**