

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, March 10, 2009

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:30pm by Anne Marie Murphy, President
 - Members Present: Anne Marie Murphy; Maria Valdes-Reilly; David Hilsabeck
Bryan Schneider; Hermes Vargas
 - 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** –
 - Homeowner questioned about oil stains on the driveway and violations that are sent out. Nothing she has used so far has removed the stains. Board stated that she can use one of the two approved driveway paints for her driveway.
 - Homeowner can't pickup certified letter due to schedule. Board stated that we also send out the same letter regular mail. She will need to respond to the letter.
 - Homeowner at 4311 Horseshoe Pick came to the meeting to discuss his Fence ARC application as directed by the Board last month. Bryan made a motion to accept his ARC application and fence as is, provided that the fence is the appropriate 10 feet from the sidewalk per easement restriction. Anne Marie seconded the motion. Passed with Hermes and Maria opposing.
- **Reading and Approval of the minutes from previous meetings** –
 - Hermes made motion to approve February minutes as submitted. Maria seconded and the motion was passed unanimously.
- **Reports:**
 - Treasurers/ Financial Reports
 - 5 – year Plan / Draft – Nothing to report
 - To Date Financial Report
 - Operating Account \$ 39,859.00
 - Reserve Account \$ 81,428.00
 - Receivables \$ 40,353.00
- **Management**
 - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
 - There are 85 delinquent homeowners that received the 45-day pre-lien letter.
 - There are 55 homeowners that have liens against them.
 - There are 16 homeowners in association foreclosure.
 - There are 4 homeowners in bankruptcy.
 - There are 51 homeowners that are in mortgage foreclosure.
 - There are 393 open violations.
- **Committee**
 - a. **ARC** – Tabled until end of meeting
 - 4304 Horseshoe Pick – Paint – Approved
 - 629 Cape Cod – Fence and Landscaping – Approved
 - 4213 Jade Lane – Front Door – Approved
 - 4116 Amber Ridge Ln – Fence – Approved
 - 906 Rocky Mountain – Paint – Approved
 - ◆ Anne Marie motioned to accept the ARC applications as approved. David seconded the motion. Passed unanimously.
 - a. **Budget/ Finance** – Nothing to report
 - b. **Contracts** – Nothing to report
 - c. **Landscaping/ Signs/ OLM Report** – LMP passed their inspection.
 - d. **Neighborhood Watch** – No additional signups. There are 39 residents on the distribution list.
 - e. **Newsletter** – Nothing to report.
- **Old Business:**
 - **Retention Area Signs** – Anne Marie motioned to accept Brandon Signs proposal for \$701.13 for the installation of the retention signs and payment due reminders. Hermes seconded the motion. Motion passed

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, March 10, 2009

with David opposing. Anne Marie also motioned to have the payments signs read, "Reminder Quarterly HOA Fees are now due". Bryan seconded the motioned. Passed unanimously.

- **Attorney Recommendations** – Tabled until April.

➤ **New Business:**

- **Review and Respond to Letters addressing Board** – Gail stated that several letters have been received from homeowners asking us to waive the attorney fees and reduce the association's dues that are owed. The official response from the Board is that we do not have the authority to reduce the association dues for homeowners. We must be paid in full. The homeowner must negotiate with the attorney to try to reduce their fees.
- **Website Addition Requests** – Bryan discussed treating the website like the newsletters where the Board needs to approve what is added to it. It was discussed to make some changes to it so it will be easier to find what is needed.
- **Mason Wall Maintenance** – Bryan motioned to send homeowner a response stating that the Board will need to review the legal response from the attorney regarding the fence. Hermes seconded the motion. Passed unanimously.
- **Damage to fencing** – Anne Marie motioned to Special Assess homeowner, 705 Grand Canyon, in accordance with Article 5, Section 5, Sub-Section 2 for damage to the PVC fencing due to the homeowner removing the panel to access his backyard. As a result, the post removed was damaged. Hermes seconded the motion. Passed unanimously.

- Adjournment of the meeting at 7:48pm.