

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, March 9, 2010

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:00pm by Anne Marie Murphy, President
 - Members Present: Anne Marie Murphy; Bryan Schneider; John Beck; Hermes Vargas; Maria Valdes-Reilly
 - Continental Management: Gail Knight
- **Proof of Notice of Meeting** – All signs put out at least 48 hours prior to meeting.
- **Comments and Questions by Homeowners and Residents** –
 - No one in attendance had any comments or questions.
- **Reading / Waiving of Reading and Approval of the minutes from previous meetings** –
 - Anne Marie made a motion to accept the January meeting minutes as submitted. Hermes seconded the motion. Passed unanimously
- **Reports:**
 - **Treasurers/ Financial Reports**
 - To Date Financial Report
 - Operating Account \$ 44,035.00
 - Reserve Account \$ 77,520.00
 - Receivables \$ 72,680.00
 - **Management**
 - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
 - There are 25 delinquent homeowners at the attorney.
 - There are 16 homeowners in association foreclosure.
 - There are 9 homeowners that are in bankruptcy.
 - **Committee**
 - ◆ **ARC** –
 - 602 Grand Canyon – Paint – Approved
 - 602 Grand Canyon – Front Door – Approved
 - 602 Grand Canyon – Landscaping – Approved
 - 914 Rocky Mountain – Paint – Approved
 - 701 Grand Canyon – Paint – Approved
 - 701 Grand Canyon – Gutters – Approved
 - 610 Grand Canyon – Paint – Approved
 - 918 Amethyst – Paint – Approved
 - Anne Marie made a motion to accept the above ARC applications. Hermes seconded the motion. Passed unanimously.
 - 1338 Dragon Head – Backyard Deck – Returned to homeowner for more information.
 - **Budget/Finance** – Nothing to Report
 - **Contracts** – Nothing to Report.
 - **Landscaping/Signs/OLM report** –
 - LMP passed their monthly inspection with 92%. There was a proposal from LMP in the amount of \$830 to remove frost damage. Board would like to wait one more month so that there are no more cold days.
 - **Neighborhood Watch** – Nothing to Report
- **Old Business:**
 - **Attorney Concerns** – Kevin Fenton came to the meeting and gave a presentation regarding his firm. He stated that at most the liens issued can be sent in less than 30 days, perhaps even less than 14 days. Copper Ridge, if represented by his firm, will be the largest community for the firm. That was a concern; that the association might not get the service it needs. However the Board feels that we would still be better than the service we are receiving now. His firm will also only charge the association hard cost, something the board requires due to the costs associated with collecting homeowner payments. Hermes motioned to use his firm for representation for Copper Ridge and collections. Maria seconded the motion. Passed unanimously.
 - **Lumsden/Amethyst and Cape Cod Signs** – Anne Marie is still working on it voluntarily.

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➤ **New Business:**

- **Development project at old Sydney Mine's property** - Anne Marie and John attended the the meeting. Both gave highlights of the meeting. At this time, the project is in its very early stages.
- **Website Addition Requests** – Nothing new to add.
- **Review and Respond to Letters addressing Board** – Gail will respond to letters received.

➤ Adjournment of the meeting at 6:53pm.

Approved