

COPPER RIDGE HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
Tuesday, May 01, 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
David Hilsabeck
Maria Valedes-Riley
AnneMarie Murphy
- Members Absent: Shawn Goeckner
- Sterling Management: Gail Knight

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)

- Glenn Paulsen - 4435 Horseshoe Pick: Raised concern that there have been no discussions regarding maintenance plans for all walls and fences within the development. Addressed the fact there was a map created to highlight the “association fences and walls” for that reason. Board agreed that in the future, some discussions regarding maintenance schedules for fences and walls needs to be done.
- Joshua Kimler - 4507 Stable Drive: Jorge Teada - 4635 Tucson Court: Ray Weinmann - 4445 Horseshoe Pick - agreed to hold comments until discussion regarding recent vandalism.

4. Reading and Approval of the minutes from previous meetings - AnneMarie made motion to approve minutes as submitted. David seconded the motion, Motion passed unanimously.

5. Reports:

- Treasurers/ Financial Reports
 - a 5-year Plan/Draft document presentation – Tabled until Aug/07
 - b To Date Financial Report
 - Gail brought current financial report and delivered full report to Bryan and David
 - Operating Account – Colonial Bank \$ 15,196
 - Operating Account – City National Bank \$ 129,182
 - Reserve Account – Colonial Bank \$ 1,300
 - Reserve Account – City National Bank \$ 17,854
 - Owner receivables \$ 35,231
 - c Delinquents – AnneMarie made motion to send all outstanding delinquents for owners that have not paid the second half of their dues to the attorney for the 10 day pre-lien and either the green card comes back signed or returned unclaimed and the 10 days has elapsed. David seconded motion. Motion passed unanimously.
- Management
 - a All Legal Matters, Liens, Foreclosure, and Violations etc.
 - Cathy Kilgore, 941 Grand Canyon Drive requested clarification on status of fence due to upcoming patio and possible pool addition. Owner wants to know if \$500 deposit is required and if that means the Board will fix fence if unable to put it back together due to rotten posts. Board asked that \$500 deposit still be collected and member is responsible to restoring it after work is complete.
 - David made motion we allow attorney to work out payment plans on all files sent to lien as long as completed by 12/31/2007. Bryan seconded the motion. Motion passed unanimously.
 - Owner from 3410 Palm Beach requested to have lien fees and attorney fees to be waived due to error by Sterling Management. Board felt it is the owner’s responsibilities to make sure payment has been made. David made motion to not accept responsibility for her dues not being paid and to let the attorney deal with it. Bryan seconded the motion. Motion passed unanimously. Related to issue: Maria made motion to have Sterling make more of an effort to contact owner in the event of a clerical error. NEVER COMPLETED MOTION
 - 10 owners have liens placed and board needs to decide if we should move forward with foreclosure. David made motion to send all 10 to foreclosure. AnneMarie seconded. Motion passed unanimously.
 - David made a motion as green cards come back to the attorney, we automatically proceed to foreclosure step. AnneMarie seconded. Motion passed unanimously.
 - Violations – Joe provided examples of violation procedural steps as requested at previous meeting.

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- Detailed discussion regarding reclaimed water with no motions made.
- Committee
 - a ARC
 - 4710 Ramshead Drive fence installation request
 - 4830 Copper Canyon Blvd fence installation request
 - 3414 Palm Beach Drive screen room installation request
 - 612 Grand Canyon Drive fence installation request
 - 4214 Amber Ridge Lane fence installation request
 - 4216 Amber Ridge Lane fence installation request
 - Maria motioned to accept ARC recommendations. David seconded. Motion passed unanimously.
 - b Budget/Finance
 - c Contracts
 - d Landscaping/Signs – OLM report attached
 - e Neighborhood Watch
 - f Newsletter

6. Old Business:

- Signage for meetings - Completed and installed. We will need to get additional signage for location change for summer meetings. Bryan to acquire new signs.
- Redesign of website - Completed and new version now live
- Vandalism
 - a Loose slats - Bryan and Shawn completed repairs on most loose slats. Gail will contact fence company to find out how much for slats so we can repair ourselves if possible.
 - b Spray painting (on-going) - Homeowners are continuing to clean up and lacquer thinner and Rid O Rust. David made a motion to go ahead and reimburse Bryan's expenses for replacing the lights due to the vandalism. AnneMarie seconded the motion and it passed without objection. Bryan abstained from voting. Discussed options of implementing reward system as suggested by Joshua Kimler. Gail to ask attorney if it was appropriate to use association funds for reward.

7. New Business:

- Paint Palette – Still outstanding
- ARC Form – adjustments were mailed and emailed to board.
- Work Orders - Bryan would like to implement system to track outstanding items
- Meeting Time - June, July and August are unavailable at the community center. Bryan made motion to change meeting time to second Tuesday of the month so financials would be ready contingent on Gail's availability. David seconded. Motion passed unanimously. Bryan will call library to try to make arrangements for meeting location for the summer.
- Review and Respond to Letters addressing Board

8. Adjournment at 8:29pm