

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, May 13, 2008**

- Roll Call and establishment of a Quorum of Board of Directors was completed at 6:02pm by AnneMarie Murphy, President
  - Members Present: AnneMarie Murphy  
Bryan Schneider  
David Hilsabeck  
Maria Valedes-Riley  
Shaun Goecker (via telephone)
  - 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** \*(limited to 3 minutes per person)
  - John Beck asked about individual tree trimming fro LMP – nothing to report from LMP
- **Reading and Approval of the minutes from previous meetings** –
  - Maria made a motion to accept the April 2008 minutes. Anne Marie seconded the motion. **Unanimously Passed.**
- **Reports:**
  - Treasurers/ Financial Reports –
  - 5-year Plan/Draft document presentation – Nothing to report.
  - To Date Financial Report
    - Operating \$ 68,182.00
    - Reserves \$ 26,386.00
    - Receivables \$ 37,095.00
- **Management**
  - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
    - 69 homeowners are delinquent at is at attorney for collections. The loan is now paid off.
- **Committee**
  - a ARC
    - 4517 Arizona Sun Ct – Exterior Paint - **Approved**
    - 4609 Tucson Ct – Fencing – Pending – David to talk to owner
    - 910 Amethyst Way – Exterior Paint – **Approved**
    - 4706 Ramsheed Dr – Fence – Pending – David to talk to owner
    - 1062 Grand Canyon – Pavers – **Approved**
    - 1062 Grand Canyon – Move Fence Area – **Approved 3 to 2**
    - 1062 Grand Canyon – Walkway – **Approved**
    - 820 Rocky Mountain Ct – Fence – Pending (needing dimensions) – David to handle
    - 1049 Grand Canyon – Fence – Denied (needing survey)
    - 4201 Jade Lane – Exterior Paint – **Approved**
    - 4511 Horseshow Pick Lane – Landscaping – **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
  - d Landscaping/Signs/OLM report – LMP passed inspections last month.
  - e Neighborhood Watch - Nothing Discussed
  - f Newsletter – one article was submitted.
- **Old Business:**
  - Paint Palette – Nothing to report
  - ARC Form – Nothing to report
  - Vandalism
    - ◆ Loose slats – Bryan reported that a fence is not installed correctly near the big tree on the North side. It looks like the homeowner cut the pvc to attempt to repair it themselves.
    - ◆ Spray painting (on-going) – Nothing to report.

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- Lights –Bryan and Ann Marie verbally reported to Gail at the meeting which lights need to be repaired. Bryan commented that the lights are on at 6:30pm and so the photocells must not be working. If current electrician does not want to repair the lights, Bryan will email the Board a list of electricians from Angie's List to select from.
  - Status of Accidents and Repairs – David painted the Newbourne sign and will submit expenses to be reimbursed.
  - Capital Improvements –Tabled until June 2008
  - Use of driveway sealants/ painting – Tabled until next month.
- **New Business:**
- Review and Respond to Letters addressing Board – Nothing discussed
- **Adjournment of the meeting at 8:15pm.**