

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, May 12, 2009

⌚ Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:15pm by Anne Marie Murphy, President

Members Present: Anne Marie Murphy; Hermes Vargas, Maria Valdes-Reilly
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 entrance lighting. AnneMarie suggested getting a bid from a new electrician for repairs to all broken lighting.

Homeowner asked what is covered under dues and what power Board has for violations and non-payment of dues. Hermes and AnneMarie address questions.

⌚ **Reading and Approval of the minutes from previous meetings** –

Hermes made motion to approve April minutes as submitted, Anne Marie seconded and the motion was passed unanimously.

⌚ **Reports:**

• Treasurers/ Financial Reports

⌚ 5 – year Plan / Draft – Nothing to report

⌚ To Date Financial Report update given by Gail

⌚ Operating Account \$ 29,456

⌚ Reserve Account \$ 92,018

⌚ Receivables \$ 62,636

⌚ **Management**

• All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.

⌚ There are 86 delinquent homeowners that received the 45-day pre-lien letter.

⌚ There are 29 homeowners that have liens against them.

⌚ There are 23 homeowners in association foreclosure.

⌚ There are 5 homeowners in bankruptcy.

⌚ There are 50 homeowners that are in mortgage foreclosure.

• Board discussed and agreed to sent 702 Rocky Mountain to attorney for trailer violation. Homeowner has not responded to any letters and violation is clearly stated in documents.

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⌚ **Committee**

a **ARC** –

4311 Horseshoe Pick – Landscaping - Approved

1327 Dragonhead – Need more info

4107 Jade Lane – Fence Request – Approved

4110 Jade Lane – Painting Request – Approved

839 Rocky Mountain – Approved

a. **Budget/ Finance** – Nothing to report

b. **Contracts** – Nothing to report

c. **Landscaping/ Signs/ OLM Report** – LMP passed their inspection.

d. **Neighborhood Watch** – Glenn spoke...not much activity to report and encouraged additional volunteers.

e. **Newsletter** – Nothing to report.

⌚ **Old Business:**

Attorney Recommendations – Tabled until June. Hermes requested the attorney contract be sent to the board to use as a comparison when discussing with other attorneys.

Fence Panel on Cape Cod – To be replaced

New Business:

Review and Respond to Letters addressing Board – Nothing to report.

Website additions – Nothing to report

Adjournment of meeting at 7:56pm