

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, November 11, 2008

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:01pm by Anne Marie Murphy, President
 - Members Present: Anne Marie Murphy ; Maria Valdes-Reilley; David Hilsabeck
Bryan Schneider
 - 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)
 - Tony commented about his violations he received. Re: paint and rusting. Also commented on a barking dog at 858 Rocky Mountain.
- **Reading and Approval of the minutes from previous meetings** –
 - Anne Marie made motion to approve October minutes with correction. Maria seconded and the motion was passed unanimously.
- **Reports:**
 - Treasurers/ Financial Reports
 - 5-year Plan/Draft document presentation – Nothing to report.
 - To Date Financial Report
 - Operating Account \$ 22,100.00
 - Reserve Account \$ 59,712.00
 - Receivables \$ 53,960.00
- **Management**
 - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
 - 116 homeowners are delinquent at is at attorney for collections.
 - 52 liens are currently present
 - 12 foreclosures are pending
 - 537 open violations – Gail will mail out to Board a pre-mediation letter to use for homeowner that refuse to comply with the violation letters.
- **Committee**
 - a **ARC**
 - 4311 Horseshoe Pick Fencing Update: Fence was installed but not approved by the Board as of Nov Meeting
 - 901 Citrone Ct Screen Room Approved
 - 4317 Horseshoe Pick Screen Room Approved
 - Anne Marie made motion to accept the above recommendations and Bryan seconded the motion and it was passed unanimously.
 - b **Budget/Finance** – Nothing to report
 - c **Contracts** – LMP sent 3yr proposal at \$6292.00. Anne Marie motioned to accept proposal. David seconded. The motion passed. Marie opposed.
 - d **Landscaping/Signs/OLM report** – LMP passed inspections last month with 92%.
 - e **Neighborhood Watch** - Nothing to report.
 - f **Newsletter** – Nothing to Report
- **Old Business:**
 - **Paint Palette** – David still needs to acquire more paint brochures.
 - **ARC Form** –Anne Marie motioned to accept modified form. David seconded. The motion passed unanimously. Anne Marie to email form to add to the website.
- **New Business:**
 - **No Trespassing Signs** – Some signs are no longer in place and this might deter people from using the big retention area for off-road vehicles. Anne Marie motioned to have Gail get signs and posts. Gail stated that she think she as one post to sell. Marie seconded. The motion passed unanimously.

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- **Annual Election** – Anne asked if we need to have the attorney attend the meeting like last year. The Board in general stated that we don't need for the attorney to attend.
 - **Car versus tress accident** - Discussion about the accident but nothing for the board to address.
 - **Signs for Quarterly Payments** - It was discussed that having signs up near the entrances might help people mail in their payments in a timely manner. The cost should be about \$150 for 7 signs. Anne Marie motioned to have signs created and for Gail to acquire. The quantity to get is 14. Bryan seconded. The motion passed unanimously.
 - **Review and Respond to Letters addressing Board** – Homeowner came in late and wanted to discuss violations and when the property is inspected. Specifically wanted to know why it took over a year to receive a violation about his mailbox style after it was installed. He stated he received 3 letters and replied after receiving the second letter. Why did he receive the third letter?
- Adjournment of the meeting at 7:45pm.