

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, October 10, 2007**

- Roll Call and establishment of a Quorum of Board of Directors was completed at 6:06pm by Bryan Schneider, President
  - Members Present: Bryan Schneider  
AnneMarie Murphy  
Maria Valedes-Riley  
David Hilsabeck
  - 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)
  - Glenn Paulson commented that we missed 3<sup>rd</sup> quarter newsletter and expressed concern again that he didn't want to become a writer
  - Tony expressed concerned about Shawn's absence and Board made it clear Shawn is not in violation of the documents and regularly attends the meetings and is EXTREMELY active in between the meetings as well.
- **Reading and Approval of the minutes from previous meetings** - Bryan made a motion to modify minutes with word absent after Gail accept minutes with change of changing status of Gail Knight to absent and accept modified minutes. AnneMarie seconded and it was passed unanimously.
- **Reports:**
  - Treasurers/ Financial Reports
  - 5-year Plan/Draft document presentation – waiting for finalize budget
  - To Date Financial Report
    - Operating \$ 61,622
    - Reserves \$ 17,710
    - Owners Receivables \$ 14,426
    - Currently a little over \$11,000 under budget
- **Management**
  - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
    - 4515 Arizona Sun Court – Need board to advise regarding “disabled vehicle”. After discussion it was determined that vehicle is not disable and owners are not in violation if vehicle has current tags.
    - 841 Rocky Mountain – owners are painting house and Gail could not locate ARC request.
    - Need notification of cleaning mailboxes and tree trimming that overhangs streets
    - 4313 Horseshoe Pick – AnneMarie asked for verification if an attorney letter was or was not sent as requested by the board. Administrative error from Sterling Management caused the mixed up. The ARC form that was submitted addressed the fence only. AnneMarie made motion to have attorney send letter regarding violation of Gazebo structure and require removal within 7 days. David seconded the motion and it was passed with Maria opposed.
- **Committee**
  - a ARC
    - 4502 Horseshoe Pick Lane – Exterior paint
    - 1206 Dragon Head Drive – Screen Room
    - 813 Cape Cod Circle – Fence
    - 4313 Horseshoe Pick Lane – Fence, Exterior Paint and Front Door
    - AnneMarie made a motion to accept 4502 Horseshoe Pick Lane for exterior paint of front door, recommend deny for 4313 fence request for additional information, 601 Grand Canyon deny for additional information, accept 841 Rocky Mountain Court exterior paint as submitted (which is in progress). Maria seconded and it was passed unanimously.
  - b Budget/Finance – Nothing discussed
  - c Contracts – Nothing discussed
  - d Landscaping/Signs/OLM report
    - OLM can now change date of meeting if necessary to accommodate John being able to attend.
    - AnneMarie made a motion to accept LMP proposal for five 7 gallon Viburnum along Lumsden Wall and the replacement of 14 foot Sycamore tree as submitted. Bryan seconded the motion and it was passed unanimously.

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- e Neighborhood Watch
  - 21 robberies were reported in one area and that information was disseminated through the Watch. Glenn asked if Sterling Connect could be used for Watch issues and it is not equipped at this time.
- f Newsletter
  - Waiting for after the election to produce next installment of newsletter
- **Old Business:**
  - Paint Palette - - Nothing discussed
  - ARC Form - Currently being revised
  - Vandalism
    - ◆ Loose slats - Shawn is working on arrangements for purchasing replacement parts for fence repairs.
    - ◆ Spray painting (on-going) - Nothing discussed as there hasn't been any spray painting lately.
  - 2008 Budget Discussion - Gail to mail out budget to homeowners along with coupons.
  - 2008 Amendments Discussion
    - ◆ Lower quorum from 10% to 5% - AnneMarie made motion to put for a vote from the homeowners to lower the quorum from 10% to 5%. - David seconded the motion and it was passed unanimously
    - ◆ Increase maximum assessment increase from 5% to 15% - AnneMarie made motion submit an amendment for vote to the membership increase the maximum from 5% to 10%. Bryan seconded the motion and it was passed with a majority with Maria opposed.
    - ◆ Straw vote for interest in pursuing reclaimed water when it is made available
  - Lights - Bryan made motion to accept proposal to change timers to photocells for \$713. David seconded the motion and it was passed unanimously.
  - Status of Accidents and Repairs - Waiting on Insurance company to review quote from sign company.
- **New Business:**
  - Owner that lives in the area but not in CopperRidge (somewhere off Mulrennan) voiced concerns that we water too much. Board informed the guest that we are watering within legal guidelines. Gail offered her card as a contact if any questions remain.
  - Property Management Contracts - AnneMarie asked if any board members had any recommendations to starting bidding out management company. Maria is concerned about objectivity with recommendations from the board members. Bryan made it clear that he would abstain from any voting that he has a financial conflict with.
- Review and Respond to Letters addressing Board - Nothing discussed
- **Adjournment of the meeting at 8:30pm.**