

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, October 14, 2008

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:03pm by Anne Marie Murphy, President
 - Members Present: Anne Marie Murphy ; Maria Valdes-Reilley; David Hilsabeck
Shaun Goeckner; 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)
 - Jorge commented about two violations he received. 1) palm trimming 2) driveway stains
- **Reading and Approval of the minutes from previous meetings** –
 - Anne Marie made motion to approve September minutes as submitted. David 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 \$ 18,824.00
 - Reserve Account \$ 54,520.00
 - Receivables \$ 30,593.00
- **Management**
 - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
 - 91 homeowners are delinquent at is at attorney for collections.
- **Committee**
 - a **ARC**
 - 4311 Horseshoe Pick Fencing Denied (Shaun and Marie will stop by homeowner to discuss concerns of Board)
 - 3405 Sand Key Ln Exterior Paint Approved
 - 902 Amerystl Way Exterior Paint Approved
 - 4125 Copper Canyon Exterior Paint Approved
 - 749 Cape Cod Exterior Paint Approved
 - 4218 Jade Ln Fencing 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** – See Landscaping Bids under old business.
 - d **Landscaping/Signs/OLM report** – LMP passed inspections last month.
 - e **Neighborhood Watch** - Nothing to report.
 - f **Newsletter** – Bryan will format newsletter and send out to board for review. Newsletter will be sent out week of October 20th.
- **Old Business:**
 - **Paint Palette** – David acquired a dozen paint brochures. He will need to get more.
 - **ARC Form** –Anne Maria forgot to bring an updated form with the changes discussed at last meeting. She will bring to November's meeting for approval.
 - **Landscaping Bids** –LMP agreed verbally to lower the monthly cost by \$300 to match other bids and agreed to 3-year contract. Gail will bring in contract for Board approval next month.
- **New Business:**

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- **Tidwell Electric** – Gail sent letter to attorney explaining situation. Gail then had a phone conversation with Tidwell's attorney. Their attorney stated to Gail to expect to be sued. Board will wait until papers are served until we proceed with our next step.
 - **Domain Name Renewal** – David motioned to renew copperridgehoa.com domain name for 10 years at about \$10/yr with GoDaddy. Shaun seconded the motion and it was passed unanimously.
 - **Mailbox and driveways** – Bryan commented that he was driving through other neighbors and noticed that the mailboxes were not in uniform and it still looked good. He mentioned that pavers were used at some homes and they too looked good.
 - **Violations** - Marie commented about the recent trash violations that were sent out because yard waste was placed at the curb on a Sunday. It was noted that our documents prohibit homeowners from doing so and the board will continue to send out violations when trash/ yard waste is put out before trash day.
 - **Gate** – Discussion about the gate on Copper Canyon and Lumsden and the continuous repair work. David mentioned about putting in concrete posts. Comments about taking it out totally, Gail will call County to see if they will add a fence like the other one at the other side.
 - **Fence Cleaning** - Gail brought one bid in from Grass Hunters for \$2688. Marie to get another bid. David motioned to accept Grass Hunters bid if another bid doesn't arrive by Friday. Anne Marie seconded the motion and it was passed unanimously.
 - **Review and Respond to Letters addressing Board** – Complaint received regarding 1334 and 1335 Dragon Head, who had a car in the yard and items out in the driveway respectively. On Oct 7th, an email was received asking about storm doors. Person needs to submit an ARC form.
- **Adjournment of the meeting at 8:31pm.**