

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, October 13, 2009

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:57pm by Anne Marie Murphy, President
 - Members Present: Anne Marie Murphy; Bryan Schneider; Maria Valdes-Reilly; John Beck; Hermes Vargas
 - Sterling Management: Gail Knight
- **Proof of Notice of Meeting** – All signs mailed out at least 48 hours prior to meeting
- **Comments and Questions by Homeowners and Residents** –
 - None
- **Reading / Waiving of Reading and Approval of the minutes from previous meetings** –
 - September's meeting minutes were not available. Will be approved at the November Board meeting.
- **Reports:**
 - Treasurers/ Financial Reports
 - To Date Financial Report
 - Operating Account \$ 14,029.00
 - Reserve Account \$ 84,531.00
 - Receivables \$ 66,286.00
- **Management**
 - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
 - There are 141 delinquent homeowners at the attorney.
 - There are 20 homeowners in association foreclosure.
 - There are 50 homeowners that are in mortgage foreclosure.
- **Committee**
 - a **ARC** –
 - 4217 Jade Ln – Ext Paint – Approved
 - 905 Rocky Mountain – Ext Paint – Approved
 - 905 Rocky Mountain – Window in Garage - Approved
 - ◆ Anne Marie made a motion to accept the ARC application as listed for Jade Ln. Hermes seconded the motion. Passed unanimously. Anne Marie made a motion to accept the ARC application for Rocky Mountain. John seconded the motion. Passed unanimously.
- **New Business:**
 - **Board Meeting Sign** – Anne Marie made a motion to go to Brandon Signs to order a replacement Board sign that was stolen last month right after the Board meeting at the Cape Cod entrance. Hermes seconded the motion. Passed unanimously.
 - **Procedure for Late Payment** – There was a lengthy discussion about what to do with homeowners that are late with their payment. The payment is due on the 1st of the quarter, payments are late on the 2nd. Gail presented a couple of ways to send out reminders. Bryan made a motion to authorize Sterling to send out late payment reminders on the day after the payment due dates with a \$5 collection fee attached. Hermes seconded the motion. Motion passed. Anne Marie voted against.
 - **Board Meeting Location** – Anne Marie made a motion to reserve Farm Bureau for 2010. Maria seconded the motion. Passed unanimously.
 - **Website Addition Requests** – Board will like to add an item about criminal activity warnings.
 - **Review and Respond to Letters addressing Board** – Nothing to report.
- Adjournment of the meeting at 8:21pm.