

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, September 18, 2007**

- Roll Call and establishment of a Quorum of Board of Directors was completed at 6:05pm by Bryan Schneider, President
  - Members Present: Bryan Schneider  
Shawn Goeckner  
AnneMarie Murphy  
Maria Valedes-Riley  
David Hilsabeck
  - Sterling Management: Gail Knight - absent
- **Proof of Notice of Meeting** - All notices posted at least 48 hours prior to meeting
- **Comments and questions by Homeowners and Residents** \*(limited to 3 minutes per person)
  - John Beck wanted to know: Where is Sterling? (answer was not present due to scheduling conflict) When landscaping inspections were held? (answer is on the day of week he is unable to attend due to scheduling) Also had questions about Newborne sign damage
  - Hermes Vargas by "proxy" AnneMarie read to the board an email sent by Hermes addressing concerns about damage to brick work in two spots due to accidents and the problems with lightening. Response from the board was that we would go forward and have Gail get an estimate on the brick repair and that an electrician was addressing the lighting issues.
- **Reading and Approval of the minutes from previous meetings** - Bryan made a motion to accept minutes for August meeting as submitted. AnneMarie seconded the motion and it was passed unanimously.
- **Reports:**
  - Treasurers/ Financial Reports
  - 5-year Plan/Draft document presentation
    - ◆ David made motion to request the lawyer to provide legal opinion for the association to divest (stop maintaining and dis-allow) ourselves of the fencing that lies between any 2 pieces of private property. Bryan seconded the motion and it was passed unanimously.
  - To Date Financial Report
    - Operating Account - Colonial \$15,425
    - Operating account - City National \$60,605
    - Reserve account – Colonial \$10,198
    - Reserve account - City National \$7,013
    - Owner's Receivable \$18,848
- **Management**
  - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
    - Need a document that details violation procedure. Shawn discussed the wording of the violation letters.
    - Delinquent report was distributed to the board the day of the meeting.
- **Committee**
  - a ARC
    - 4830 Copper Canyon – Bryan made motion to approve landscaping request as submitted. AnneMarie seconded and it was passed unanimously.
    - 802 Grand Canyon – This homeowner has submitted and been trying to get approved for color on the M/I list of available colors when homes were originally built. Marie made motion to approve exterior paint request. Shawn seconded the motion and it was passed unanimously.
    - 4313 Horseshoe Pick Lane – Fence, exterior pain and front door request. Shawn and Maria will discuss with homeowner exactly what the request is trying to convey. Denied by majority of the board
    - 4502 Horseshoe Pick Lane – Exterior paint request with chips submitted for house and trim, but no chip submitted for door. Approved by majority of the board.
    - 1206 Dragon Head Drive – Screen room request with detail survey and drawing. Approved by majority of the board
    - 813 Cape Cod Circle – Fence installation with proper documentation as to location and measurements. Approved by a majority of the board.
  - b Budget/Finance – Nothing discussed
  - c Contracts – Nothing discussed

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, September 18, 2007**

- d Landscaping/Signs – OLM report attached – Nothing Discussed
- e Neighborhood Watch – Glenn not present
- f Newsletter – Glenn not present but AnneMarie submitted an article regarding upcoming election.

➤ **Old Business:**

- Paint Palette
  - ◆ Very long discussion regarding legality of paint palette. Majority of the board would like to continue adding colors as requested by the owners on a case-by-case basis.
- ARC Form – no changes needed yet.
- Vandalism
  - ◆ Loose slats
  - ◆ Spray painting (on-going)
- 2008 Budget Discussion
  - David made motion to accept the 2008 proposed budget. Shawn seconded the motion and it was passed unanimously.
- 2008 Amendments Discussion
  - Amendments discussed were: lowering quorum to 5%, using simple majority for passing changes to documents, recreational structures, change due limit from 5% max to 15%.

**David and Maria left at 8:45 pm, but quorum was still present with AnneMarie, Bryan and Shawn remaining.**

➤ **New Business:**

- Ratify New Meeting Place – Bryan made motion to move meeting location to Farm Bureau for \$75.00 monthly fee going forward. AnneMarie seconded the motion and it was passed unanimously
- Ratify New Signs – Bryan made motion to ratify new signs and reimburse him cost of signs being printed. AnneMarie seconded the motion and it was passed by a majority of those voting (Bryan abstained)
- Bryan made motion to reimburse himself \$75 for rental of room for tonight's meeting. Shawn seconded and it was passed by a majority of those voting. (Bryan abstained)
- Status of Accidents and Repairs
- Lighting issue was discussed and board agreed to have electrician give bid about switching over all lights to photocell instead of timers.
- Timing of annual meeting and document requirements
  - ◆ Amendments and ballots need to be sent out to homeowners by Oct 24<sup>th</sup> as required by the governing documents. Shawn made motion for deadline of submission for name on ballot for election to the board be Oct 19<sup>th</sup>. AnneMarie seconded the motion and it was passed unanimously.
  - ◆ Need signs for annual membership meeting because of 20 day notice. Bryan made motion for Shawn to acquire sign for annual membership meeting being held on November 13th. Shawn seconded the motion and it was passed unanimously.
- Bryan made motion to pay in advance to cover cost of meeting location at Farm Bureau through 2008 to secure location. AnneMarie seconded the motion and it was passed unanimously.

➤ Review and Respond to Letters addressing Board

➤ **Adjournment at 9:30pm.**