

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, September 9, 2008**

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:31pm 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)
  - Tony stated that he does not like the decision that the board made to approve of allowing homeowners to stain their driveway to cover up oil stain and such.
- **Reading and Approval of the minutes from previous meetings** –
  - Maria made motion to approve August minutes as submitted. Shaun 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 \$ 24,288.00
    - Reserve Account \$ 47,351.00
    - Receivables \$ 35,782.00
- **Management**
  - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
    - 91 homeowners are delinquent at is at attorney for collections.
- **Committee**
  - a ARC
    - 4608 Tucson Ct Fencing Approved
    - 4205 Amber Ridge Stain & Sealer Approved
    - 4311 Horseshoe Pick Fencing Denied (needs survey with door and window locations)
    - Anne Marie made motion to accept the above recommendations and Bryan seconded the motion and it was passed unanimously.
  - b **Budget/Finance** – Budget was approved with a 5% increase. See budget-meeting minutes.
  - 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** – Maria wants to add something about ride sharing.
- **Old Business:**
  - **Paint Palette** – David made a motion to accept two palettes for exterior stucco home paints; one from Lowes and the other from Ace. The paint palette will be in effect Jan 1<sup>st</sup>, 2008. Shaun seconded the motion and the motion passed. Anne Marie opposed. David to attempt to get original copies of the palette from Lowes and Ace to mail out to all homeowners and to keep on file. Homeowners can color match if they want to go to Home Depot or another supplier but they must give the ARC the name of the paint from the Lowes or Ace palette.
  - **ARC Form** –Anne Maria to bring an updated form with the changes discussed at the meeting to October's meeting for approval.
  - **Landscaping Bids** – Still waiting to hear from LMP regarding 3-year deal
- **New Business:**
  - **OLM Price Increase for 2009** – Anne Marie made a motion to accept the proposal from OLM, which increased the cost from \$500 to \$525 a month. Shaun seconded the motion and it was passed unanimously.

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- **Lighting** – Gail to find electrician to repair lights.
  - **Annual Meeting** – Bryan made a motion to move the annual meeting to December to coincide with a calendar year term for Board members. Anne Marie seconded the motion it was passed unanimously.
  - **Deadline for intent to Run** – Bryan made a motion to have a deadline of the intent to run candidate form of November 14<sup>th</sup>. The form has to be sent certified mail to Sterling on or before this date to have their name on the ballot. Otherwise the candidate will have to be a write in on the day on the election. It's the same procedure as last year. Anne Maria seconded the motion and it was passed unanimously.
  - **Meeting Location** – Anne Maria made a motion to pay in advance the reservation of the Farm Bureau Community Room for 2009. The room was paid in advance for 2008. Maria seconded the motion and it was passed unanimously.
  - **Review and Respond to Letters addressing Board**
    - ◆ Bryan made a motion to remove the cost of the attorney fees for a 2006 violation on the property located at 4616 Horseshoe Pick Ln. The attorney has already been paid; this is just to remove it from the homeowner's account. Anne Maria seconded the motion and it was passed unanimously.
    - ◆ Gail mentioned that there is a neighbor dispute between 510 Cape Cod and 512 Cape Cod. The homeowner wants to the board to do something. The Board does not get involved between neighbor disputes.
- **Adjournment of the meeting at 8:31pm.**