

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, September 8, 2009

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:15pm by Anne Marie Murphy, President
 - Members Present: Anne Marie Murphy; Bryan Schneider; Maria Valdes-Reilly; David Hilsabeck ; Hermes Vargas
 - 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** –
 - Question regarding renters
- **Reading / Waiving of Reading and Approval of the minutes from previous meetings** –
 - Anne Marie made motion to approve August minutes as submitted. Hermes seconded and the motion was passed unanimously.
- **Reports:**
 - Treasurers/ Financial Reports
 - 5 – year Plan / Draft – Nothing to report
 - To Date Financial Report
 - Operating Account \$ 14,100.00
 - Reserve Account \$ 84,494.00
 - Receivables \$ 77,864.00
- **Management**
 - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
 - There are 149 delinquent homeowners that are at the attorney.
 - There are 33 homeowners that have liens against them.
 - There are 20 homeowners in association foreclosure.
 - There are 5 homeowners in bankruptcy.
 - There are 50 homeowners that are in mortgage foreclosure.
 - 429 Amber Ridge – Anne Marie made a motion to send homeowner to attorney due to violation. Hermes seconded the motion. Passed.
 - 701/703 Citron Ct – Anne Marie made a motion to send homeowner to attorney due to violation. David seconded the motion. Passed.
- **Committee**
 - a **ARC** –
 - 844 Rocky Mountain – Ext Paint – Approved
 - 732 Cape Cod – Screen door on garage - Approved
 - 4721 Copper Canyon – Ext Paint - Denied
 - ◆ Anne Marie made a motion to accept the ARC application as listed above. David seconded the motion. Passed unanimously.
 - a. **Budget/ Finance** – Anne Marie made a motion to add to the limited proxy to be mailed out for a membership vote to change the documents to allow the board to increase the annual dues up to 15%.
 - b. **Contracts** – Nothing to report
 - c. **Landscaping/ Signs/ OLM Report** – LMP had their inspection with 90.5%.
 - d. **Neighborhood Watch** – Discuss some graffiti that was around the community, it was cleaned up quickly.
 - e. **Newsletter** – Nothing to report.
- **Old Business:**
 - **Attorney Recommendations** – Tabled until December for further review.
- **New Business:**
 - **Website Addition Requests** – Nothing to discuss.
 - **Review and Respond to Letters addressing Board** – Nothing to report.
- Adjournment of the meeting at 8:00pm.