

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, April 19, 2011**

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:08 pm by Anne Marie Murphy, President

- Members Present: John Beck; Anne Marie Murphy;  
Maria Valdes-Reilly; Bryan Schneider
- Members absent: Hermes Vargas

Continental Management: Gail Knight

- **Proof of Notice of Meeting** – All signs put 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**

Bryan made a motion to ratify a November item correction for the removal of a limb bid for \$275. Second by Ann Marie. Passed unanimously.

Bryan made a motion to correct a November item for the monthly sign replacement at the same cost of last replacement. Second by Ann Marie. Passed unanimously

Ann Marie motioned to accept November meeting minutes as submitted. Bryan second and it pass unanimously.

Bryan made a motion to work on clarifying minutes for January's minutes. Second by Ann Marie. Passed unanimously.

Ann Marie made a motion to accept March minutes second by John. Passed unanimously.

- **Reports:**

- **Treasurers/ Financial Reports**

- To Date Financial Report

▪ Operating Account	\$ 107,300
▪ Reserve Account	\$ 117,160
▪ Receivables	\$ 94,350

- **Committee**

- ❖ **ARC**

- 4124 Amber Ridge - paint request
- 4133 Amber Ridge - paint request
- 1205 Dragon Head - paint request
- 4218 Amber Ridge - fence
- 924 Grand Canyon - tree removal – Ann Marie made a motion to approve tree removal as long as it's approved by the county. Second by Maria.
- 907 Grand Canyon - placement of wood post in grass at front of house
- 4106 Jade - mulch and new sod
- 723 Cape Cod - fence

Ann Marie made motion to approve ARC request. Second by John. Passed

**Landscaping/Signs/Contracts reports** – Ann Marie discussed landscape inspection report. Ann Marie also made a motion to renew LMP contract. Second by Bryan. Passed unanimously.

- **Neighborhood Watch – nothing to report**

- **New/Old Business:**

- Discussed fence and lawyer amendment. Bryan is going to clarify with pictures.
- Discussed pet waste garbage can with roll back. Expense paid by Shaun installed by HOA- Ann Marie made motion to approve. Second by Maria. Passed unanimously
- Fence - Lumdsen extension/ amber Ridge- Gail is going back to Aztech Painting to see if they will lower their price.

- Adjournment of the meeting at 8.15 pm.