

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, April 17, 2012

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:05pm by Anne Marie Murphy.
 - Members Present: Anne Marie Murphy, Jessica Rush; Bryan Schneider, Maria Valdez-Reilly, 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** – There was a question about cleaning the entrance signs.
- **Reading / Waiving of Reading and Approval of the minutes from previous meetings** –
 - The meeting minutes were not present at the meeting; as a result, the approval of the previous meeting (March 2012) will be tabled until next month.
- **Reports:**
 - **Management** –
 - Gail stated that the bank accounts are in the process of getting transferred to Bank United.
 - **Treasurers/ Financial Reports**
 - To Date Financial Report
 - Operating Account \$ 175,338.00
 - Reserve Account \$ 168,468.00
 - Receivables \$ 117,740.00
 - **Committee**
 - **ARC** –
 - 4314 Horseshoe Pick – Paint
 - Need to table until attorney gives answer regarding a board answer. Hermes motioned to ask attorney about paint. Maria seconded. Passed.
 - 4110 Jade Lane – Fence to hide trash containers
 - 1119 Soaring Osprey - Paint
 - 1023 Grand Canyon – Paint
 - Anne Marie motioned to accept the ARC requests above. Jessica seconded. Passed.
 - **Landscaping/Signs/Contracts report** –
 - **Status of Property** – Anne Marie stated that weed control is unacceptable.
 - **Neighborhood Watch** – Nothing to report
- **Old Business:**
 - **Fence Cleaning** – Gail has received two bids, one at \$10,000 and the other at \$10,800. Anne Marie motioned to rescind Board Approval of March 20th meeting due to incorrect bid. Hermes seconded. Passed.
- **New Business:**
 - **Gate at Copper Canyon and Lumsden** – the gate and 100ft of fencing that was installed is actually not on the association property. The association will no longer keep spending money on maintenance of this gate due to this.
 - **Website and Email changes** – Discussion about adding more content and possibly a newsletter.
 - **Review and Respond to Letters addressing Board** – Two letters were received in regards collections. Gail will respond accordingly.
- Adjournment of the meeting at 7:30 pm.