COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

Tuesday, April 19, 2013

- Roll Call/Establishment of a Quorum of the Board of Directors was completed at 6:01 pm by Shaun Goeckner.
    - Members Present: Shaun Goeckner, Maria Valdes, Jessica Rush, John Beck
    - Members Absent: Raul Uresti
    - Continental Management: Keri Palmer
- 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: March approved, motion by Jessica, seconded by Maria.
- Reports
    - Management
        - Operational Acct $253,921
        - Reserve Acct $230,647
        - Delinquents $116,526
        - Violations—476 open violations
            - Illegal Pergola at Grand Canyon/Sky High—has a violation been sent?
    - Committee
        - ARC NOT APPROVED
            - 742 Cape Cod—need specific areas circled
            - 849 Rocky Mountain—need specific areas circled
        - ARC APPROVED—motion by Jessica, second by Maria
            - 837 Rocky Mountain—paint
    - Landscaping
        - Dead palm—Amethyst—No replacement—$600 bid—Shaun approved, Maria seconded.
        - Fence Slats Missing on Grand Canyon
        - Out to Bid—table until next month—past people who have bid?
        - Sprinklers on at 11:15 a.m.
            - Check on timer
            - Maybe they were working on the pipes? John says they were out today working.
    - Neighborhood Watch
        - Rocky Mt—parking—resolved
        - Predator in area
- Old Business
    - Entry light on oak tree on all the time at Mulrennan/Grand Canyon—part ordered
    - Ham Radio Antenna—tabled for next month
    - Document Changes
        - Sheds—no more than 6 ft tall, rear yard only, 6 ft x 8 ft, setback of county, screened from view
        - Gazebos—9'6"
        - Pergolas—8'6"
        - Pools—no taller than 5 ft, deck 6 ft—Shaun to check county rules!
- New Business
    - None
- Adjournment of the Meeting at 7:04 p.m. Motion by Jessica, second by Shaun.