

Copper Ridge Homeowners' Association, Inc.

Board of Directors Meeting

April 15, 2014

- Meeting was called to order at 6:00 pm
- Board members present were: Shaun Goeckner, John Beck, Maria Valdez-Reilly and Raul Uresti. Jessica Pajak was absent.
- Gail Knight with FirstService Residential was present.
- All signs were noted as being posted.
- There were no questions and comments from the attendees.
- John Beck motioned to accept the minutes from the March 18, 2014 meeting. Shaun seconded the motion. All were in favor.
- Management report:
 - ❖ There is \$371,908 in the Operating Account
 - ❖ There is \$293,022 in the Reserve Account
 - ❖ Delinquents equal \$117,138; which mainly consists of 94 homes in some sort of legal status; liens, association foreclosures, bankruptcy or mortgage foreclosures.
 - ❖ Currently there are 287 open violations with most of them pertaining to the delinquent accounts.
- ARC Requests:
 - ❖ 907 Cape Cod – Adding a sun room
 - ❖ 703 Grand Canyon – Fence
 - ❖ 804 Crest Top – Paint home
 - ❖ 840 Rocky Mountain – Paint home
 - ❖ 4708 Bear Claw – Add screen room
 - ❖ 813 Cape Cod – fenceShaun motioned to accept all the requests after they were reviewed by the Board of Directors. Maria seconded the motion. All were in favor.
- Landscape Report: LMP had presented a bid proposal for mulch. The Board rejected the bid requesting more detailed information as to where the mulch would be installed.
- There was not a Neighborhood Watch report
- Old Business:
 - ❖ No update on the Amendment
 - ❖ No update on the Ham Radio Operator
 - ❖ Late Date for paying dues: Maria motioned to keep the date as the 5th of the month in which they are due. Raul seconded the motion. The Board discussed the merits of keeping the dates the same. They decided to review the amount of owners with outstanding balances at the end of the next quarter (July). All were in favor. Motion passed.

- ❖ An owner questioned if the previous minutes were posted on the association's website. Gail volunteered to check the website.
- New Business:
 - ❖ Shaun reported the Osprey newspaper carried articles regarding local community features.
 - ❖ No letters addressing the Board
 - ❖ No website nor email changes
- Meeting was adjourned at 7:05 p.m.

Minutes prepared by Gail Knight and are unofficial until approved by the Board of Directors.