

Copper Ridge HOA

Board of Director's Meeting

April 19, 2016 @ 6:00 pm

- Meeting called to order at 6:15 pm
- Quorum of the Board was established with Anne Marie and Jessica absent. Gail Knight with FirstService attended.
- The association fully complied with the notice of the meeting by putting out all the meeting notice signs at least 48 hours in advance.
- The minutes from March were tabled because all attendees at the March meeting were not present at the April meeting to approve the minutes.
- Reports:
  - a. Gail presented the financial report as of March 31, 2016.
    - 1. Total cash on hand is \$709,681.00
    - 2. Total delinquent is \$77,008; made up of 24 liens, 17 association foreclosures, 9 bankruptcies, 10 mortgage foreclosures. Total of 8% delinquency.
    - 3. Month to date under budget by \$5526
    - 4. Account number 0S17-0000-0767-01 requested the NSF fee of \$35 be removed from his account thinking Pay Lease had made a mistake, when it was he that made the mistake. Maria motioned to not waive the \$35 fee, Shaun 2<sup>nd</sup> and all were in favor.
  - b. Violations; currently there are 389 open violations and all can be reviewed on Connect. There was a complaint about a home on Dragon Head. It has storm shutters up, an artificial snake wound through the fence and numerous cameras. Home was inspected and found this to be true. Investor owner was contacted regarding the home.
  - c. ARC Committee: Shaun made a motion to approve all the ARC requests, Kimmy 2<sup>nd</sup> the motion. All were in favor.
    - 1. 712 Cape Cod: fence
    - 2. 4101 Copper Canyon Blvd.: glass sunroom
    - 3. 4512 Arizona Sun: paint
    - 4. 902 Citrone: fence
    - 5. 933 Grand Canyon: fence
    - 6. 4602 Newbourne: paint
    - 7. 834 Rocky Mountain: paint
    - 8. 4319 Horseshoe Pick: roof
  - d. Anne Marie was absent so there wasn't a landscape report
  - e. Nothing reported regarding the Neighborhood Watch
- Old Business:
  - a. Electricity at Palm Beach Drive. Brandon Electric is waiting on the permit from Duke Energy.

- b. Spring Neighborhood BBQ is proceeding along with collections from vendors and details being finalized.
- c. Land for Community Center: tabled
- New Business;
  - a. Shaun made a motion to develop a RFP for landscaping to include the scope of work with the replacement of hardscape as a separate bid. Kimmy 2<sup>nd</sup> the motion and all were in favor.
- There being no more business to come before the Board, the meeting was adjourned at 7:15 pm.

Minutes presented by Gail Knight and are unofficial until accepted at the next BOD meeting.