

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, Aug 21, 2012

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:15 pm by Anne Marie Murphy.
 - Members Present: Anne Marie Murphy, Bryan Schneider, Jessica Rush
 - Members Absent: Hermes Vargas, Maria Valdez-Reilly
 - 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 –
 - Anne Marie made a motion to accept the Feb, March, and July 2012 meeting minutes as submitted. Bryan seconded the motion. Passed.
 - Reports:
 - Management – Gail gave a summary of the management report.
 - Legal – Gail verbally gave us a summary of the accounts that are at Bush Ross.
 - Status of FINAL violation list – Anne Marie made a motion to send 5 addresses listed in her report to the attorney. The addresses have already been sent three notices. Jessica seconded the motion. Passed.
 - Treasurers/ Financial Reports
 - To Date Financial Report
 - Operating Account \$ 187,788.00
 - Reserve Account \$ 181,950.00
 - Receivables \$ 137,490.00
 - Committee
 - ARC
 - 807 Crest Top Trail - Paint
 - 818 Crest Top Trail - Paint
 - 4442 Horseshoe Pick - Paint
 - 4703 Little Denise - Fence
 - 812 Cape Cod - Paint
 - 4830 Copper Canyon - Paint
 - Anne Marie motioned to accept the ARC request as listed above. Jessica seconded. Passed.
 - Paint Palette – Bryan stated he is working with another association to look at what they have. He will still go to Sherwin Williams to work with them.
 - Landscaping/Signs/Contracts report –
 - Replace plants damaged by vehicle – The proposal received from LMP to replace the plants is \$117. Annie Marie made a motion to accept the proposal for \$117.00. Bryan seconded the motion. Passed.
 - Remove diseased palm tree along Copper Canyon – The proposal received from LMP to remove the diseased palm is \$600.00. Annie Marie made a motion to accept the proposal for \$600.00. Passed.
 - Mulch Proposal – The proposal received from LMP to mulch the entire common areas is \$15,086.00 with pine bark mulch. Annie Marie made a motion to accept the proposal for \$15,086.00 with the stimulation that LMP also refresh the small entrance areas with new plants. Bryan seconded the motion. Passed.
 - Neighborhood Watch – Nothing to report.
- Old Business:
 - Changing the documents – The homeowners that would like to change the documents were not in attendance.
- New Business:

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- **Election procedures** – Annie Marie made a motion to schedule the annual meeting on December 18th. Bryan seconded the motion. Passed. Three positions for a two-year term are available.
- **Website and Email changes** – Nothing to change.
- **Review and Respond to Letters addressing Board** – All letters have been responded to. Most wanted to waive the collection costs.
- **Shed Amendment** – Bryan made a motion to request that the attorney create an amendment to allow sheds on the homeowner's property with certain conditions. Annie Marie seconded the motion. Passed.
- **20% Increase Amendment** – Jessica made a motion to request change the documents to allow a 20% increase in the association fees. Anne Marie seconded the motion. Passed

➤ Adjournment of the meeting at 7:55 pm.