

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

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:10pm 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** – Questions concerning violations, county property and docs
- **Reading / Waiving of Reading and Approval of the minutes from previous meetings** –
 - Anne Marie motioned to accept the November 2011 minutes. Jessica seconded the motion. Passed.
- **Reports:**
 - **Management** –
 - **Violations** – Anne Marie motioned to have the attorney draft an agreement to the homeowner that has an above ground pool in violation of our HOA Documents. This agreement will allow the homeowner to keep the above ground pool. The agreement will outline that keeping the pool is for medical reasons and that removal pool is based on predetermined conditions. Hermes seconded the motion. Passed.
 - **Driveways** – Homeowners must at least make an attempt at cleaning the driveway after receiving a violation for the driveway. The driveway should show some type of improvement. If the driveway does not, another letter will be sent. If an improvement is visible, no other violation letter will be sent until at least the driveway needs another cleaning.
 - **Treasurers/ Financial Reports**
 - To Date Financial Report
 - Operating Account \$ 187,180.00
 - Reserve Account \$ 153,753.00
 - Receivables \$ 124,500.00
 - **Committee**
 - **ARC** –
 - 4324 Horseshoe Pick – Paint / Screen Patio / Sliders
 - 4235 Amber Ridge - Fence
 - 4211 Jade Ln – Paint
 - 4110 Jade Ln – Sod / Mailbox Post / Paint
 - 4708 Little Denise – Paint
 - 860 Rocky Mountain – Paint
 - 932 Grand Canyon – Paint
 - 715 Grand Canyon – Window Replacements
 - Anne Marie motioned the above ARC requests as submitted. Marie seconded. Passed.
 - **Landscaping/Signs/Contracts report** –
 - **Status of Property** – LMP submitted a proposal for \$202 to remove vehicle damaged plants and replace with Loropetalum #3. Bryan motioned to accept. Marie seconded. Passed.
 - **Neighborhood Watch** – We need to change the email on the website from Glen to John as John is frequently at the monthly meeting. At the same time, we need to come up with a way to communicate with the residents. This may be a email mailing list that residents and homeowners can subscribe and unsubscribe to.

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➤ **Old Business:**

- **None**

➤ **New Business:**

- **Privacy Concerns – (This item was discussed after the violation items)** There was photo taken of a backyard due to a follow up of a violation and this brought up privacy concerns about this action. Although there was not illegal activities involved in taken the photo as the photo was not taken on private property but on community property, the Board will revise its wording on the violation letter when the violation of this type. The homeowner will now have to provide proof of correction on the second violation letter. The 3rd letter will state the matter will be sent to the attorney. Anne Marie seconded the motion. Jessica seconded. Passed.
- **Fence Cleaning** – The Board requested from Gail 3 bids for cleaning the fencing; outside block, inside and outside pvc.
- **Tree Removal at Dover/Newborne** – The County contacted the Board and stated that they will be removing the tree at the corner of Dover and Newborne due to safety concerns.
- **Website and Email changes** –add the tree removal and the 2011 Financial Statements notices. Also the email to code enforcement might be good to add for residents and homeowners as there are circumstances that the Association has no jurisdiction.
- **Review and Respond to Letters addressing Board** – None

- Adjournment of the meeting at 7:39 pm.