

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.  
MEETING MINUTES OF THE BOARD OF DIRECTORS  
Tuesday, February 18, 2014

- Roll Call/Establishment of a Quorum of the Board of Directors was completed at 6:05 pm by Maria Valdes.
  - Members Present: Maria Valdes, Jessica Pajak, John Beck
  - Members Absent: Shaun Goeckner, Raul Uresti
  - First Service 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—1125 Soaring Osprey, investor concerned about cost of painting mailbox as well as other violations on property from before he owned.
- Approval of Minutes from Previous Meeting—January approved: Maria motioned, John seconded.
- Reports
  - Management
    - Reserve Acct to Reserve Acct
      - Leave \$100,000
      - Transfer the rest to Bank United
      - Maria motioned, Jessica seconded.
    - Operating Acct Transfer
      - Transfer \$200,000 from Operating Acct to Deferred Maintenance/Reserve Acct.
      - Maria motioned, Jessica seconded.
    - Operational Acct \$369,440
    - Reserve Acct \$282,348
    - Almost 300 letters sent for improperly stored garbage cans
  - Committee
    - ARC APPROVED AS FOLLOWS—motion by Jessica, second by Maria
      - 1007 Grand Canyon—paint—same
      - 1021 Grand Canyon—fence—too far up; needs to stop between windows
      - 811 Rocky Mountain Ct—paint—same
      - 4723 Copper Canyon Blvd—screen front patio
      - 4235 Amber Ridge Ln—roof
      - 704 Rocky Mountain Ct—replace windows, energy-efficient double-pane
      - 4701 Bear Claw Ct—pavers down the middle of driveway—tabled—and paint
    - Landscaping
      - Posts on Copper Canyon need reflectors.
      - Direct Communication is to be with Scott Carlson now.
      - Cape Cod—bushes at entrance look dead.
      - Dumping happening.
      - Fence is down.
      - Removal of Queen Palm with double Robellini replacement—motion by Jessica, second by John
      - Pressure Washing and Painting on Mulrennan—motion by Jessica, second by John
    - Neighborhood Watch
      - Bike Theft and Attempt
        - 4808 Copper Canyon
        - 3408 Palm Beach Dr
      - Burglary—4824 Copper Canyon—foreclosure

- Old Business
  - Amendment—tabled
  - Ham Radio Antenna—tabled
  - Vines still need to be removed
  - 828 Rocky Mountain—Arizona Sun—7-dog people—photographs of too many dogs
  - 907 Cape Cod—responsible for tree removal
  - 4818 Copper Canyon—refusing to pay collection fee—due for a lien—must pay
- New Business
  - Website Concerns—More Professional?
  - Collection Procedures—tabled—changing date from 5<sup>th</sup> to 10<sup>th</sup>?
  - Median on Amythst—no change
  - 4610 Horseshoe Pick Ln—must pay fees etc
  - 814 Rocky Mountain Ct—must pay fees etc
- Adjournment of the Meeting at 7:38 pm—Motion by Jessica, second by Maria