

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

Tuesday, January 15, 2013

- Organizational Meeting at 7:35 pm
 - Blanket Motion by Jessica Rush with Second by Maria Valdez-Reilly:
 - President—Shaun Goeckner
 - Vice President—Maria Valdez-Reilly
 - Secretary—Jessica Rush
 - Treasurer—John Beck
 - Director—Raul Uresti
 - Adjourned at 7:36 pm

- Roll Call and Establishment of a Quorum of the Board of Directors was completed at 7:40 pm by Shaun Goeckner.
 - Members Present: Jessica Rush, Shaun Goeckner, Maria Valdez-Reilly, John Beck
 - Members Absent: Raul Uresti
 - 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 about the expiration of the Continental Contract: \$30,000
 - Pool/Playground Discussion: Space and Cost of Possible Insurance Requirements
 - Financial Report: Owners with Questions about where their money is going
 - Discussion of the Possibility of having No Management Company
- Reading/Waiving of Reading and Approval of the Minutes from Previous Meetings: None.
- Reports
 - Management
 - Operational Acct \$191,934
 - Reserve Acct \$218,714
 - Delinquents \$119,000
 - FINAL Violation List to be discussed next month
 - Committee
 - ARC
 - NOT APPROVED
 - 4120 Copper Canyon—paint—need pictures
 - 4412 Horseshoe Pick—fence—question about lining up with neighbor's fence
 - APPROVED
 - 819 Cape Cod—roof
 - 1021 Grand Canyon—pebbles
 - 4502 Horseshoe Pick—paint
 - 4930 Copper Canyon—fence
 - Landscaping
 - John Beck will monitor and be in touch with LMP
 - Owners question flowers being changed out: Will cost more money
 - Neighborhood Watch
- Old Business:
- New Business
 - Ham Radio Antenna: Send violation letter.
 - 4703 Dragon Tail: Write off \$211. Motion by Shaun, second by Maria.
- Adjournment of the Meeting at 8:47 pm. Motion by Maria, second by Shaun.