

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

Tuesday, January 21, 2014

- Membership Meeting called to order at 6:03 pm.
 - 92 proxies needed, only 71 were received.
 - David Thrasher motioned to keep the sitting board; Ray Cruz seconded.
 - There were no nominations from the floor.
- Meeting adjourned at 6:05 pm.
- Directors' Meeting called to order at 6:05 pm.
 - Shaun motioned for positions to stay the same; Maria seconded.
 - Positions are as follows:
 - President—Shaun Goeckner
 - Vice President—Maria Valdes
 - Secretary—Jessica Pajak
 - Treasurer—John Beck
 - Director—Raul Uresti
- Meeting adjourned at 6:06 pm.
- Roll Call/Establishment of a Quorum of the Board of Directors was completed at 6:06 pm by Shaun Goeckner.
 - Members Present: Shaun Goeckner, Maria Valdes, Jessica Pajak, John Beck, 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
 - Palm tree on Amethyst—tabled to look into further
 - Street parking—concerned that emergency vehicles cannot get through
 - Trash cans—shield from straight-on view from the street
 - Parking on the grass at bus stops
- Approval of Minutes from Previous Meeting—December approved: Shaun motioned, John seconded
- Reports
 - Management
 - Year-end postcards to direct homeowners to our website
 - Operational Acct \$332,681
 - Reserve Acct \$277,009
 - Violations to be sent for trash cans
 - Committee
 - ARC APPROVED AS FOLLOWS—motion by Jessica, second by Shaun
 - 1021 Grand Canyon—fence/gate—declined; black gate, needs to be wood or PVC
 - 4602 Tucson Ct—paint—approved pending circles on form
 - 819 Cape Cod—oak removal—approval pending copy of county permit
 - Landscaping—Get with Joe
 - Picking up rubbish
 - Replace grass
 - Weed control
 - Light issues
 - Newbourne/Dover light on 24/7
 - Big Oak light—guts are hanging out ☺
 - Handyman—iron gate/fence bent
 - Graffiti on the left of Mulrennan
 - Neighborhood Watch—Nothing to report
- Old Business
 - Amendment—Need 300 more votes
 - Ham Radio Antenna—waiting on John's documentation
 - Need to update Minutes on website
 - Vines need to be removed
 - Arizona Sun—7-dog people moving
- New Business
 - 907 Cape Cod—responsible for tree removal
 - 4818 Copper Canyon—refusing to pay collection fee—due for a lien—must pay
- Adjournment of the Meeting at 7:09 pm—Motion by Jessica, second by Shaun