

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, July 17, 2012**

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:01pm by Anne Marie Murphy.
  - Members Present: Anne Marie Murphy, Bryan Schneider, Hermes Vargas, Maria Valdez-Reilly, Jessica Rush
  - 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 June 2012 meeting minutes. Hermes seconded the motion. Passed.
- **Reports:**
  - **Management** – Gail gave a summary of the management report.
  - **Legal** – There has been discussion as to where Gazebos are classified as and if they are allowed – According to Section 16, paragraph of the Article VI it states no “recreational structures.. shall be erected on any portion of the Lot.”
  - **Treasurers/ Financial Reports**
    - To Date Financial Report
      - Operating Account \$ 175,366.00
      - Reserve Account \$ 179,578.00
      - Receivables \$ 120,186.00
  - **Committee**
    - **ARC** –
      - 427 Grand Canyon - Roofing
      - 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** –
    - **Lights** – Anne Marie made a motion to have Capstone Supply get a bid to fix the lights and install new lights at Cape Cod entrance. Hermes seconded the motion. Passed.
  - **Neighborhood Watch** – Crime has been pretty low.
- **Old Business:**
  - **Fence Cleaning** – Exterior fence has been cleaned and painted.
- **New Business:**
  - **Ratify water use** – Anne Marie let the vendor use her water for the pressure washing of the fences. She would like reimbursement. The reimbursement was the difference between the month before and the month they used the water. Jessica motioned. Hermes seconded.
  - **Changing the documents** – There has been discussions among some homeowners about changing the documents. Delinquent owners aren't counted toward votes. 10 days notice that they are excluded from voting with the opportunity for a hearing.
  - **Website and Email changes** – Nothing
  - **Review and Respond to Letters addressing Board** – All letters have been responded to.
- Adjournment of the meeting at 6:50 pm.