

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, July 21, 2015

- Roll Call/Establishment of a Quorum of the Board of Directors was completed at 6:01 p.m. by Shaun.
 - Members Present: Shaun Goeckner, Maria Valdes, Jessica Pajak, Anne Marie Murphy, Kimberly Dunn
 - 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
 - Discussion of HOA purpose given certain properties that have fallen into ill repair—will ask Kevin about going on these properties to maintain the lawn.
 - Nuisance complaint related to parakeets outside on the back patio
- Approval of June Minutes—motion by Shaun, second by Maria
- Reports
 - Management
 - Both Operating Accounts \$430,651
 - Both Reserve Accounts \$314,333
 - EOY Projection \$700,000
 - Violations—327 open
 - Committee
 - ARC—motion by Anne Marie, second by Shaun
 - 4622 Newborne Way—fence—approved
 - 4726 Copper Canyon—tree removal upon county approval—approved
 - 703 Grand Canyon—roof—approved
 - 4101 Copper Canyon—sunroom—denied
 - 945 Grand Canyon—paint—approved
 - Landscaping Status Report
 - approved quotes—motion by Shaun, second by Anne Marie
 - entrances pending
 - grind stump off Dover?
 - Neighborhood Watch—None
- Old Business
 - Newsletter—on hold
 - Wall Painting—painters on stand-by
 - Monument—proposal accepted from Skywatch—motion by Anne Marie, second by Shaun
 - Amendment Update—ongoing
 - Neighborhood BBQ—progressing
- New Business
 - 4440 Horseshoe Pick Lane—no exception for boat
 - Pump house lock/key—Shaun will take care of.
 - Gate behind Horseshoe Pick Lane—will get quotes
 - Review and Respond to Letters addressing the Board—None
 - Website and Email Changes—better content on website ☺
- Adjournment of the Meeting