

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, June 19, 2012**

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:03pm by Anne Marie Murphy.
  - Members Present: Anne Marie Murphy, Bryan Schneider, Hermes Vargas, Maria Valdez-Reilly
  - Members Absent: 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 May 2012 meeting minutes. Hermes seconded the motion. Passed. Bryan emailed the Board the previous meeting minutes that have not been posted for review. The Board will still need to review and correct the minutes if needed. The March 2012 meeting meetings has still not been approved due to missing information.
- **Reports:**
  - **Management** – Gail gave a summary of the management report.
  - **Legal**
    - Gazebos – According to Section 16, paragraph of the Article VI it states no “recreational structures.. shall be be erected on any portion of the Lot.”
    - Request from Bush Ross to attend meeting – Board stated that only Steve Mezer is allowed to attend.
  - **Treasurers/ Financial Reports**
    - To Date Financial Report
      - Operating Account \$ 174,307.00
      - Reserve Account \$ 182,205.00
      - Receivables \$ 129,301.00
  - **Committee**
    - **ARC** –
      - 604 Grand Canyon - Fence
      - 810 Crest Top Trail – Gutters and Fascia
      - 907 Grand Canyon – Paint
      - Anne Marie motioned to accept the ARC requests as listed above. Hermes seconded. Passed.
      - Paint Palette - The board is still continuing to discuss replacing the current paint palette. Bryan stated he would go to Sherwin Williams and talk to them about what it would take to create a paint palette book.
  - **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:**
  - **Website and Email changes** – Nothing
  - **Review and Respond to Letters addressing Board** – All letters have been responded to.
- Adjournment of the meeting at 7:10 pm.