COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC. MEETING MINUTES OF THE BOARD OF DIRECTORS Tuesday, May 21, 2013

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:03 pm by Anne Marie Murphy, President
 - Members Present: John Beck; Shaun Goeckner; Maria Valdes

Members absent Jessica Rush; 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

Ann Marie spoke about holes by the pond path. John has already spoken to the landscaper's about this.

- * Reading / Waiving of Reading and Approval of the minutes from previous meetings.
- Shaun made a motion to accept the prior minutes. John second. Pass unanimously.
- **Reports:**
 - Treasurers/ Financial Reports
 - > To Date Financial Report

Operating Account \$ 277,519
 Reserve Account \$ 234,408
 Receivables \$ 127,900
 Open Violations 295

- Finalized letters to go to the attorney regarding violations. Shaun made the motion and Maria second.
- Committee
 - ❖ ARC
 - 813 Cape Cod remove trees with county approval
 - 1011 Grand Canyon front door area screen enclosure

1021 Grand Canyon - exterior paint

820 Crest Top- replace existing fence with PVC

4607 Ramshead- exterior paint.

4721 Little Denise – exterior paint

849 Rocky Mountain – exterior paint

742 Cape Cod – exterior paint

Shaun made motion to approve ARC request. Second by Maria.

Landscaping/Signs/Contracts report s – John will speak to Joe about replacing bush on Copper Canyon entrance and trimming Washingtonians.

• Neighborhood Watch – usual activity.

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New/Old Business:

- Late fee's Discussed that board made an error in the forgiveness of a \$5 collection fee to a homeowner.
- Landscaping Discussed existing contract and bids that came in. Gail will go back to LMP to see if they will negotiate a lower price for a 3 year contract.
- Ham Antennas Board discussed antenna and decided that they must be hidden inside a flagpole. All wires with regards to any Ham Antennas, radios' and etc. must be hidden from view.

Discussed document changes as follows:

Shed's - Cannot be more than 6'x4" in height. Must have a fenced yard. Must be placed in rear of your back yard. Shed must not be no more than 5 ft. from rear of your property line.

Gazebos - Cannot be more than 9'x6" in height. Must have a fenced yard. Must be placed in rear of your backyard. Gazebo must not be no more than 5ft from rear of your property line.

Pools - cannot be a talker than 5ft in height (including anything built underneath). Deck cannot be any taller than 6ft. Must have a fenced yard. Must be placed in rear of your backyard. Pools must not be no more than 5ft from rear of your property line.

Pergolas – Cannot be more than 8'x6" in height. Must have a fenced yard. Must be placed in rear of your backyard. Pergolas must not be no more than 5ft from rear of your property line.

Adjournment of the meeting at 8.25 pm.

