

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, May 20, 2014

- Roll Call/Establishment of a Quorum of the Board of Directors was completed at 6:00 pm by Raul Uresti.
 - Members Present: Jessica Pajak, John Beck, Raul Uresti
 - Members Absent: Shaun Goeckner, Maria Valdes
 - 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
 - Minutes not up to date on website
 - 828 Rocky Mountain—too many cars; foster parents with teenagers?
 - 4218 Jade—paint; approved?
- Approval of Minutes from Previous Meeting—April tabled until May; need more votes
- Reports
 - Management
 - Both Operating Accounts \$373,762
 - Both Reserve Accounts \$298,347
 - Committee
 - ARC APPROVED AS NOTED, motion by Jessica, second by John
 - 610 Grand Canyon—roof approved
 - 1212 Dragon Head—paint, need pictures
 - 4209 Jade—paint, approved
 - 4715 Ramshead—paint, approved
 - 912 Stallion Way—oak removal, permit attached, approved
 - 4608 Tucson—fence, need window clarification
 - 1041 Grand Canyon—paint, approved
 - Landscaping
 - Brown grass on Mulrennan and Lumsden
 - LMP seems to be slacking
 - Weeds
 - County Property behind Horseshoe Pick
 - Blackberries are crazy this year!!! ☺
 - Neighborhood Watch—Kids all over! John will call for caution signs.
- Old Business
 - Ham Radio Antenna—Documentation provided! Letter to be provided to John by Gail.
 - Website concerns—Sterling still listed in places.
 - Cannot offer reward for dealing with graffiti.
 - Cannot have volunteers working on property.
- New Business
 - Mulch bid—motion to approve by Jessica, second by John
 - Review and Respond to Letters addressing the Board—None
 - Website/email changes
- Adjournment of the Meeting at 7:00 pm—Motion by Jessica, second by John