

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, November 15, 2011

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:12pm by Anne Marie Murphy.
 - Members Present: Anne Marie Murphy, John Beck; Hermes Vargas; Bryan Schneider, Maria Valdez-Reilly
 - 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** –
 - Discussion of shed, our docs prohibit them; violations at night, please call the police.
- **Reading / Waiving of Reading and Approval of the minutes from previous meetings** –
 - Anne Marie motioned to accept the minutes with the correction of time. John seconded. Passed. Bryan and Hermes abstained to their being absent from the previous meeting.
- **Reports:**
 - **Management** –
 - **Violations** – 862 Cape Cod – AC in Window – Anne Marie motioned to send this matter to the attorney. Bryan seconded. Passed.
 - **Treasurers/ Financial Reports**
 - To Date Financial Report
 - Operating Account \$ 140,300.00
 - Reserve Account \$ 137,922.00
 - Receivables \$ 118,700.00
 - **Committee**
 - **ARC** – Effective immediately all ARC requests will be forwarded to the Board for review and approval.
 - 703 Grand Canyon – Removal of tree
 - Anne Marie motioned to accept pending county permit. Bryan seconded. Passed.
 - 932 Grand Canyon – Fence / 4802 Copper Canyon – Fence / 4818 Copper Canyon – Paint
 - 4728 Little Denise – Paint / 1013 Grand Canyon – Paint
 - Anne Marie motioned to accept the above ARC requests. Hermes seconded. Passed. Each was motioned individually.
 - 1013 Grand Canyon – Fence
 - Anne Marie motioned to accept ARC request. Maria seconded. Passed.
 - 4723 Little Denise – Paint
 - Anne Marie motioned to accept ARC request. Bryan seconded. Passed.
 - 704 Rocky Mountain – Paint
 - Anne Marie motioned to accept ARC request. John seconded. Passed.
 - **Landscaping/Signs/Contracts report** –
 - **Status of Property** – Bids for the new landscaping is tabled until next spring.
 - **Neighborhood Watch** – Nothing to report
- **Old Business:**
 - **No business to discuss**
- **New Business:**
 - **Electric Lights** – Bryan motioned to approve Gail's recommended electrician vendor up to \$2500 for work on the lights at the entrances to the property. Hermes seconded. Passed. Gail will also acquire a bid for lights at the Cape Cod entrance.
 - **Board Position**– Two Board positions are up for elections for a two year term.
 - **Website and Email changes** – Will post Annual status on front page.
 - **Review and Respond to Letters addressing Board** – None
 - **Board Resignation**– John resigned his position on the board. Anne nominated Jessica Rush for the position until the Annual meeting when that position is up for election. Jessica accepted the position. Maria seconded. Passed.
- Adjournment of the meeting at 7:18 pm.