

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, November 18, 2014

- Annual Membership Meeting
 - Call to Order at 6:04 p.m. with Establishment of Quorum of the Board of Directors
 - Members Present: Shaun Goeckner, Jessica Pajak, John Beck, Raul Uresti
 - Member Absent: Maria Valdes
 - First Service Management: Gail Knight
 - Proof of Notice of Meeting—All signs out 48 hours prior to meeting.
 - Volunteer for the Board of Directors—Kimberly Dunn.
 - Nominated by Linetta Thomas.
 - Second by John Palmer.
 - Adjournment at 6:12 p.m.
- Organizational Meeting
 - Call to Order at 6:13 p.m. with Establishment of Quorum of the Board of Directors
 - Members Present: Shaun Goeckner, Jessica Pajak, Anne Marie Murphy, Kimberly Dunn
 - Member Absent: Maria Valdes
 - First Service Management: Gail Knight
 - Shaun Goeckner—President, motion by Anne Marie, second by Kimmy
 - Maria Valdes—Vice President, motion by Anne Marie, second by Shaun
 - Jessica Pajak—Secretary, motion by Anne Marie, second by Kimmy
 - Anne Marie Murphy—Treasurer, motion by Jessica, second by Kimmy
 - Kimberly Dunn—Director, motion by Anne Marie, second by Shaun
 - Adjournment at 6:18 p.m.
- Roll Call/Establishment of a Quorum of the Board of Directors was completed at 6:18 p.m. by Shaun Goeckner.
 - Members Present: Shaun Goeckner, Jessica Pajak, Anne Marie Murphy, Kimberly Dunn
 - Member Absent: 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
 - Paint procedure for new homeowners.
 - Diseased tree removal—permit pending.
 - Gate at Dover—steel/solid possibly ballers.
- Approval of Minutes—August, September, and October tabled
- Reports
 - Management
 - Both Operating Accounts \$366,838
 - Both Reserve Accounts \$316,374
 - Violations: 310 open
 - Committee
 - ARC Approvals—motion by Anne Marie, second by Jessica
 - 822 Rocky Mountain Ct—paint
 - 4106 Jade Ln—solar panels
 - 815 Rocky Mountain Ct—paint
 - Landscaping Status Report—Looks good! Anne Marie will monitor.
 - Neighborhood Watch—Complaints of Grand Canyon resident selling produce/blocking sidewalk
- Old Business
 - Signs and Monuments—in progress/paint discussion tabled until next month
 - Fence—All done!
- New Business
 - Holiday Lights
 - Shed—Grand Canyon
 - Electrical Lights at Entrances—maintenance every other month
 - Review and Respond to Letters addressing the Board—none
 - Website and Email Changes—New Board
- Adjournment of the Meeting at 7:15 p.m.—Motion by Jessica, second by Shaun