

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

Tuesday, October 15, 2013

- Roll Call/Establishment of a Quorum of the Board of Directors was completed at 6:02 pm by Shaun Goeckner.
 - Members Present: Shaun Goeckner, Jessica Pajak, John Beck, Raul Uresti
 - Members Absent: Maria Valdes
 - FirstService 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
 - Graffiti: south side of Mulrennan/Copper Canyon before Grand Canyon and after
 - Fence Repair: Call handyman
 - Sign at Dover: Paint to match
 - Gouged Sign at Grand Canyon: Need to repair/replace
 - Total sign replacement: Get estimate
 - Violations in Backyards
 - Drainage at Ramstead: Flooding with rain. Shaun has called twice with no resolution.
 - Sidewalk at Amber Ridge: Call the county
- Reading/Waiving of Reading and Approval of the Minutes from Previous Meetings
 - September: tabled for recreation
- Reports
 - Management
 - New Bank Acct in Progress
 - Operational Acct \$291,644
 - Reserve Acct \$261,026
 - Magnets for Dues: Yes!
 - Committee
 - ARC APPROVED—motion by Shaun, second by Jessica
 - 1011 Grand Canyon—paint
 - 4723 Copper Canyon—fence
 - 3409 Palm Beach—paint
 - 763 Cape Cod—paint
 - 1005 Grand Canyon—paint
 - 4510 Arizona Sun—paint
 - Landscaping
 - Dumping: Keep an eye out—who's doing it? Get Joe to take care of it.
 - Posts/Copper Canyon: Send to John. Call Joe.
 - Neighborhood Watch
 - Homes being renovated.
 - 4639 Tucson Ct—government auctioned
 - Unusual traffic at Dover entrance
- Old Business
 - Amendment—229 returned, 400 short
 - Ham Radio Antenna—working on letter documentation
 - Above-ground pool for medical reasons—get opinion from Kevin about letterhead requirement and a chiropractor requesting it.
 - Election 1/21/2014
- New Business
 - Lights: John Conroy
 - Budget approved: motion by Shaun, second by John
 - Violation letters to Renters

- More forceful to owners off site
 - Letter to occupant—1st friendly
 - Violations need pictures
- Garbage cans
 - Concealed from view
 - Smaller ones are available
- Unseen violations: only based on individual complaints
- Updated trash schedule with Gail's information
- Adjournment of the Meeting at 7:30 p.m.