

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.  
MEETING MINUTES OF THE BOARD OF DIRECTORS  
Tuesday, October 21, 2014

- 2015 Budget Meeting
  - Call to Order at 5:59 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.
  - Presentation of the Proposed 2015 Budget—Dues are reduced.
  - Adoption of Budget—Motion by John with second by Shaun.
  - Adjournment at 6:04 p.m.
  
- Roll Call/Establishment of a Quorum of the Board of Directors was completed at 6:05 p.m. by Shaun Goeckner.
  - 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 put out at least 48 hours prior to meeting.
- Landscaping Presentation—Natural Designs Landscaping
- Comments and Questions by Homeowners and Residents
  - Fence between private homes—ask Kevin what to do about fence error.
  - Uneven sidewalks—call county.
  - 4107 Copper Canyon—tree down—Gail will call.
- Approval of Minutes from Previous Meeting
  - June approved—motion by Shaun, second by Raul
  - Need August minutes from Maria
- Reports
  - Management
    - Both Operating Accounts \$373,377
    - Both Reserve Accounts \$310,946
    - Violations: parking, vines, garbage cans
  - Committee
    - ARC Approvals—motion by Jessica, second by Shaun
      - 4504 Arizona Sun—fence
      - 4716 Little Denise Ct—paint
      - 802 Crest Top Trail—tile
    - Landscaping Status Report
    - Neighborhood Watch—None
- Old Business
  - Signs and Monuments—in progress
  - Fence—in progress
- New Business
  - Fence Concerns—good
  - Signs and Monuments—paint concerns—Sensational Sand
  - Review and Respond to Letters addressing the Board—none
  - Website and Email Changes—Website paid up
- Adjournment of the Meeting at 7:17 p.m.—Motion by Jessica, second by Shaun