

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, September 20, 2011

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:00pm by John Beck.
 - Members Present: John Beck; Hermes Vargas; Bryan Schneider, Maria Valdez-Reilly
 - Members Absent: Anne Marie Murphy
 - 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 plant on Dover; also some small sink holes on Crest Top; parking on grass on Copper Canyon.
- **Reading / Waiving of Reading and Approval of the minutes from previous meetings** –
 - Hermes made a motion to accept the August minutes with a minor correction in grammar. Maria seconded the motion. Passed.
- **Reports:**
 - **Treasurers/ Financial Reports**
 - To Date Financial Report
 - Operating Account \$ 121,500.00
 - Reserve Account \$ 129,400.00
 - Receivables \$ 105,300.00
 - **Committee**
 - **ARC** –
 - 4222 Amber Ridge Ln – Fence – Approved.
 - 4222 Amber Ridge Ln – Roof – Approved.
 - 4128 Amber Ridge Ln – Pavers Driveway – Approved.
 - Hermes made a motion to accept the ARC requests as submitted. Bryan seconded the motion. Passed.
 - **Landscaping/Signs/Contracts report** –
 - **Status of Property** – Bids for the new landscaping is tabled until next spring.
 - **Neighborhood Watch - Nothing**
- **Old Business:**
 - **Pet waste stations** – Hermes made a motion to have Shaun Goeckner pick up the pet waste stations. This is because the cost of emptying the stations on a weekly basis outweighs the benefit for the whole community. The stations have limited locations that they could be installed on common ground. Bryan seconded the motion. Passed. Maria voted against.
- **New Business:**
 - **Budget** – Hermes motioned to accept proposed budget with a 5% increase. John seconded the motion. Passed.
 - **Board Position Expirations** – Two Board positions are up for elections for a two year term.
 - **Website and Email changes** – Bryan is still looking for the January and May meeting minutes for posting on the website.
 - **Review and Respond to Letters addressing Board** - None
- Adjournment of the meeting at 7:18 pm.