

Copper Ridge HOA

Board of Director's Meeting

September 16, 2014 @ 6:00 p.m.

- Meeting was called to order at 6:00 pm
- Board of Directors Present: Shaun Goeckner, Maria Valdes, John Beck and Raul Uresti. Jessica Pajack was absent. Gail Knight with FirstService Residential attended as the property manager
- All signs were noted as being posted prior to 48 hours of the meeting.
- Several owners had questions to include how many investors are in the community and one was concerned about a sink hole on or about Rocky Mountain Ct.
- The minutes from June and August were presented. Shaun motioned to accept the June minutes as presented; Raul seconded the motion. Shaun motioned to accept the August minutes; John seconded the motion. All were in favor.
- Gail Knight presented the financial status of the community as of August 31, 2014
 - Operating Account: \$365,105
 - Reserve Account: \$319,961
 - Delinquents: \$140,039
 - 84 homes are in some form of legal status: 9% of the community
 - There are 276 open violations to include many at the delinquent addresses
- ARC
 - 4205 Amber: fence
 - 4702 Ramshead: Paint home
 - 4301 Horseshoe Pick: fence
 - 1029 Grand Canyon: paint homeJohn motioned to accept all applications as presented. Raul seconded the motion. All were in favor.
- Landscaping issues; A discussion of the quality of the landscaping ended by Gail being directed to seek bids.
- No report regarding the Neighborhood Watch
- Old Business:
 - There was a bid from Shywatch Signs to install a new sign monument for the Newbourne Way entry at a cost of \$6500. Shaun stated he knew of someone that could perhaps build one cheaper. The Board agreed to allow him to work on it.
 - The new fence will begin with the Grand Canyon section
- Gail Knight presented a proposed 2015 Budget. Shaun made a motion to lower the dues by \$30; Maria seconded the motion. All were in favor.
- There having been no further business to come before the Board, the meeting was adjourned at 7:30 pm.

Minutes are unofficial until approved at a duly called meeting of the Board of Directors.
Presented by Gail Knight, FirstService Residential.