

**COPPERBROOK HOMEOWNERS' ASSOCIATION**

General Meeting by Zoom and Conference Call, and in person at La Madeleine,  
19710 Northwest Fwy, Suite 100, Houston, Tx 77065

August 12, 2021, 5:00 p.m.

General Session Minutes

- I. CALL TO ORDER/ROLL CALL: 5:25 PM  
Board: Francesca Garcia, Elias Megersa, Angie Pena, JoDee Stegmeier, Kenneth Nicholson  
Paragon: Dorothy Vaughton, Veronica Serrano
- II. HOMEOWNER /GUEST CONCERNS AND/OR COMMENTS
  - a. Francesca represented a homeowner concern who disputes his CCR and Attorney Fees. Francesca requested information from the Attorney's office, the law firm is providing the information from the attorney. House Bill 1588 will be very specific regarding how the HOA associations handle Owner charges and 209's. Paragon will send over the attorney billing for the charges to the account, some of which were submitted late by the attorney.
- III. Ratify Member Decisions
  - a. There are no Member Decisions to Ratify.
- IV. Approve Previous Minutes: Paragon will email the 07/2021 minutes for approval at the next meeting.
- V. Approve Previous Financials: Discussion of the 07/2021 financials and specifically the AAT account which is constantly over billing. True up Twin's Colors hours, 8.5 hours owed. Discussion of Office supply expense and the Boy Scout expense for the Flags. Paragon will email a list the Office Supply expenses to the Board. Motion to approve the 07/2021 Financials: Francesca motioned to approve, and the Board all approved.
- VI. Old Business
  - a. Estimates: Discussion of the Twins Colors charge for cleaning up skid marks. The other prospects declined to bid. The residents are complaining about the damages and poor image of the Community. The responsible homeowner can be made responsible for the charges. Francesca motioned to have Twins Colors clean the skid marks, after the homeowner is sent a friendly letter. All of the Board present, which was a quorum, approved the expense.
  - b. Repairs: No repairs to discuss.
  - c. Other Old Business: No other old business to discuss.
- VII. New Business
  - a. Freeze Damages:
    - 1) All repairs have been completed.
    - 2) Discussion of the valve replaced by Twin's Colors that was not a commercial shower head. There is now a commercial shower head installed. Paragon will determine whether there was a warranty for the shower head. The water fountain may still be covered by the insurance company. The Board would like to submit the water fountain estimate to the insurance company. Paragon will provide the contact information for the insurance company to pass on the new management company. Twin's Colors was to take the broken valve back to Home Depot for an exchange.
  - b. Other New Business: No other new business to discuss.
- VIII. Committees
  - a. Landscape: The board endorses keeping Texas Ground Works since Nino was honest about how the Pandemic has affected his staffing, with so many workers staying home to collect

unemployment. Elias got some estimates which were very high. JoDee agreed that loyalty is important and since Nino was honest then it would be OK to keep him.

- b. Discussion of the Westland Section 4 expenditure of the Retention Walls, Irrigation, and Landscaping. Kenneth endorsed how beautiful the improvements are for all the Communities. Paragon will provide the 12-page report that Paragon provided to the MUD130 Board to provide more background on the ~~Retention Wall project~~. The Board all agreed to keep Texas Ground Works and endorse the Zero Scape perspective. *\*Monuments, not Retention Wall*
- c. Memorial Fund Raiser: No new information on this subject.
- d. Pool: No new information on this subject.
- e. Newsletter: No new information on this subject. Future discussion of how the new management company will be involved with this.
- f. Welcome Committee: No new information on this subject.
- g. Website: The new house bill will regulate information that can be on the website, and this will be discussed further at the next meeting.
- h. Events: A small upcoming Community event for the end of Summer or the first of October, perhaps to coincide with the Garage Sale, to introduce New Management to the Community. A Covid Aware event with proper distancing will help neighbors to bond again, which will help to reduce crime in the community. Kenneth says that he is okay with it if strong measures are taken to adhere to CDC guidelines. Kenneth wants mask wearing enforced by Officer if necessary. JoDee approves but wonders if it is too soon since vaccinated people are getting sick. Conclusion: Monitor the infection rate, with the possibility of cancellation if necessary, and discuss the timing with new management. Vote later by email.
- i. National Night Out: Meetings are going on to determine whether NNO will still be held, at this point it looks like it will be held with distancing.
- j. Neighborhood Watch: No new information on this subject.

IX. Executive Session 7:03 PM See separate minutes