COPPERBROOK HOMEOWNERS ASSOCIATION
Board Member Meeting Minutes
Date: Thursday, November 11, 2021
Time: 5:00 pm
Location: In person at LaMadeleine
19710 Hwy 290 NW Fwy, Suite 100, Houston, TX 77065

I.Call to Order/Roll Call Francesca Garcia – motion to open 5pm. In attendance: Francesca Garcia, President; Elias Megersa, Treasurer; JoDee Stegmaier, Secretary; Angie Pena, Director

II.Homeowner & Guests: Questions, Concerns, & Comments: No Homeowners Present

Mr. Froy Nino of Texas Groundworks in attendance: TX Groundworks will winterize. APM sent Eye on Water login to Betheny, APM to send Froy details on pool area irrigation repair, requested to replace roses in front of Willancy. Froy to povide bids on: painting monument, Tree trimming above monuments, flood control valve, new MP Heads. Tree trimming bid for Regalbrook median, and any trees obstructing cameras.

III.Ratify Member Decisions -N/A

IV.Approve October 2021 Meeting Minutes- Elias motion to approve, Angie seconds, all in favor.

Park benches and 2 tables, to be removed. Twin's estimated $350 to remove and haul. Approval if not to exceed $500. Motion to approve: Francesca Garcia, Elias seconds, all in favor.

APM to find benches on Benson: 2 picnic tables (*one closest to gate needs to be ADA compliant), 1 bench. Limit for 2021: $2400. Motion to approve under $2400 by Francesca, Jodee second, all in favor.

Welcome Committee – APM to ask Maybelline

Events: Snow Day - To begin planning

Holiday – stationary Santa/s handing out candy cane popcorn.

Deciding on number of cars to be considered a violation: tabled.

Verbiage for no AirBnB/short-term rentals - File the resolution - Commercial business.

Budget Approval and 2022 Statements. - **Special Meeting planned Nov 19th. 1pm Zoom/call in to approve 2022 Budget.**

Legal Consul: Consider new legal Counsel.

First Residential : Ask Westland One—Is money paid to master associations. Goldie (guardian).

Meeting Adjourned. Annual Meeting Saturday, December 11, 2021. *Changed to Dec. 19th.