

COPPERBROOK HOMEOWNERS ASSOCIATION

Sunday, December 19th, 2021 at 11am
Copperbrook Pool
14814 Englebrook Dr, Houston, TX 77095

Annual Meeting 2021 Minutes

I. Call to Order by Francesca Garcia, President at 11:20am.

- Board Members in attendance: Francesca Garcia, Elias Megersa, Angie Pena, JoDee Stegmaier. Affinity Management in attendance: Rose McNally, Norma Walch. Several homeowners in attendance.
- Quorum reached with 32 homeowners by combination of proxy and in-person.

II. Homeowner & Guests: Questions, Concerns, & Comments: MUD 130 Wall, Park, & Pavilion discussed.

III. Ratify Member Decisions: None

IV. Review and Approval of November 11th and 19th 2021 Meeting Minutes (Tabled due to time)

V. Review and Approval of August 2021 Financials (Paragon), & November 2021 Financials (Tabled due to time)

VI. Old Business & Repairs: Announce Christmas Contest Winner

VII. New Business:

- Board voted to pay \$53,292.28 by January 31, 2022, and will wait to pay the increase until Copperbrook received clarification from Westland IV as to how funds are spent, and how charges are assessed, and if TX Open Meeting Act compliant. Motion to approve by Francesca Garcia, second by Angie Pena, all board members present vote in-favor (*F.G.,E.M.,A.P.,J.S.*).
- Also discussed: Concrete lifting in front of pool, who can serve on Westland IV board, Twins Colors - rehire, Memorial Fund - to be removed from FS, Lifeguard - Not feasible financially.

VIII. Vote Tally and Election of (3) members to the Copperbrook Board of Directors: Elias Megersa: 20 votes, Milton Turner: 21 votes, JoDee Stegmaier: 19 votes.

IX. Meeting Adjourn 1:05pm (Motion to adjourn by Francesca Garcia, 2nd by Elias Megersa, all vote in favor)

Next meeting date: January 13th, 2022