

COPPERBROOK HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES

Date: Thursday, March 10, 2022 5:00 p.m.

Location: <https://us02web.zoom.us/j/84748831518?pwd=TUkxTUhxRUdGUi83c0Q1TllveXk5Zz09>
Call in: 346-248-7799 Meeting ID: 847 4883 1518 Passcode: 566705

Minutes

I. Call to Order 5:07 p.m. by Angie Pena In attendance: Angie Pena, JoDee Stegmaier, Francesca Garcia, Elias Megersa. Several homeowners. Rose McNally and Norma Walch with Affinity.

II. Homeowner Questions/Concerns

- a. Request for hearing concerning perimeter fencing : Tabled due to time.
- b. Call concerning bark collars Tabled due to time.
- c. Homeowner asked for more information on crime in the area. Francesca provided some details of recent activity. APM to issue an email to owners to be vigilant, particularly between 3-5 a.m.
- d. Francesca introduced a potential new member to the board to serve the unexpired portion of Mr. Turner's 3-year term. Mr. Turner was elected in December 2021, but unable to serve at this time. Board members requested time to discuss potential candidate(s) and the process to nominate someone to the board. Possibly invite potential nominees to next meeting.
- e. Large agave plant, potentially blocking view of traffic on West and Willancy. APM to discuss with Froy.

III. Ratify Member Decisions: None

IV. Duly motioned (A.P., F.G.) and all in favor to approve February 10, 2022 meeting minutes.

V. Approval of Prior Financials Tabled due to time.

VI. Old and New Business:

- a. Fountain estimate update: Vote to approve sending repair estimate (part only, not full replacement) to insurance. Duly motioned (A.P., E.M.) and all in favor, so long as Copperbrook cannot remove the fountain entirely. APM to check on Harris County requirements.
- b. Pool Card Reader Updates – Have information, will schedule with Gates in Motion for installation.
- c. Kiddie Park Rubber Mulch installation updates: installation to occur the week of 3/14/2022
- d. Memorial: Flag, Lighting, and Landscape updates: Froy provided bid this evening. One other vendor provided a similar bid. Board discussed allowing more time to see what grows back in spring.
- e. Winterization Plan – APM will meet with Froy and Mr. Prieto to learn how we can assist in a weather event.
- f. Leveled Concrete bids update – F.G. motion to approve Leveled Concrete bid \$1,556.25 – Kiddie park and sidewalk in front of pool area. A.P. seconds the motion. All in favor.
- g. Pressure washing bids/proposals – 1) Brick Wall, 2) Kiddie Park Tabled due to time.
- h. Flock safety renewal and other vendors. APM to send bids via email. Board agreed to proceed with Flock this year, but learn of other options for spring 2023.
- i. Spring Garage Sale – 1st Saturday in April. Mabeleine to post on website, newsletter.
- j. Number of Cars Updates: Attorney response read. Also discussed commercial vehicle letters cannot be issued until a policy is in place to determine what is/isn't allowed.
- k. Westland IV – attorney answers to questions on general topics. (cars, lights, security cameras)
- l. Low water level at pool – APM, Mr. Prieto, Froy to discuss stop valves.

- m. Schedule for Pool: 1) maintenance, 2) pool monitors, 3) age requirement were discussed. Board determined that all vendors need to be paid on-time, but need to go through Avid, and no handwritten checks will be issued.

Pool bands will be issued on: 3/24, 3/31, 4/2, 4/7 F.G. can attend most days 10 a.m.-2p.m. and 5p.m.-8p.m. Martha will assist potentially. APM to assist 1 or 2 days. APM to seek legal review of prior year pool waiver. Decision TBD on pricing for lost cards, or new cards if residents miss one of these 4 days. APM to seek legal counsel regarding asking for a lease agreement and Drivers License.

Saturday, April 2nd is also the Yard Sale.

VII. Executive Session

- a. Past legal fees (Paragon) – Tabled, and APM will email the board with invoices and detailed charges.
- b. Attorney update – APM to schedule one or both new attorneys to attend the April meeting
- c. Dog Updates
- d. Payments to Vendors – prior Management: Tabled
- e. Payments to Vendors – down payments OK if required. Remaining payment via Avid if >\$1,000. All vendors must go through Avid except in the above scenario. Duly motioned (E.M., A.P.) and all in favor. (E.M., A.P.,J.S.)
- f. Violations – Attorney involvement recommended. APM to email Board issues in question. Voted to move homeowner to legal for violations. Duly motioned (E.M., A.P.) and all in favor. (E.M., A.P.,J.S.)