

COPPERBROOK HOMEOWNERS ASSOCIATION BOARD MEETING AGENDA

Date: Thursday, 5/12/2022 6:00 p.m. LaMadeline Restaurant 19710, 290 Northwest Fwy #100, Houston, TX 77065

I. Call to Order

II. Homeowner Questions/Concerns

IV. Approval of Prior Minutes: April 14th Minutes

V. Approval of Prior Financials: April Financials

VI. Old and New Business:

1.Pool

Fountain completion

Pool Gate repair bids

Table & chair caps

Pool house gutters

Low water level at pool – Prieto suggestion/possible solution

Kings III

2.Landscaping: Guest: Froy Nino with Texas Groundworks Management

Agave

Memorial

Irrigation-pool

Hole at pool

Replant tree in pool area

3.Projects:

Drinking fountain repair completed, insurance proceeds received.

Kiddie Park Rubber Mulch - final overview of project

Monument Lighting - Willacy entrance

MUD 130 Leak and water consumption

Concrete bids - Fill expansion joints and/or large gaps - Sealant

Pressure washing bids/proposals – 1) Brick Wall, 2) Kiddie Park

4.Memorial:

Lighting

Landscaping

Dhaliwal family & fund maintenance

5.Legal/Policies:

Short term rental - resolution draft. Vote to approve and file with county

Short term rental - Revision to CCR's draft.

Basketball Hoops

Curb parking

Commercial Vehicles - create and vote to approve resolution

Inoperable/48hr. + Parking policies - create and vote to approve resolution

6.Miscellaneous:

Vote to approve additional management work - shredding, scanning, digitizing all files (approx. 25 document boxes)

VII. Executive Session

Past legal fees - owners

Deed Restrictions update

Collections update

Vote for attorney action on deed restriction violations

Past payments to vendors - status, board vote

Foreclosure & bad debt expense