

COPPERBROOK HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES

Thursday, 7/14/2022 6:00 p.m. LaMadeline Restaurant 19710, 290 Northwest Fwy #100, Houston, TX
77065

I. Call to Order: 6:17 p.m. by Francesca Garcia.

In attendance: Francesca Garcia, JoDee Stegmaier, Angie Pena. Three Homeowners, and Rose McNally with Affinity PM.

II. Homeowner Questions/Concerns: Overgrown home on Kendallbrook. Actions are being taken by the Association.

III. Board Duly Motioned and unanimously approved the June 9, 2022 Minutes

IV. Board tabled vote on June financials to allow time to review.

V. Old and New Business:

Bryan to secure park benches

Jose Vargas for table legs and estimate to paint iron gates around pool and playground. Twin's to provide second estimate for gate painting.

Pool cut-off to allow pool level- APM to ask Froy and Mr. Prieto

Pool Phone installation – proceed with Nate. All in favor to proceed with a limit of \$300

Landscaping

Ask Froy for exact cost to relocate agave plants

Irrigation. Motion to approve, in favor: J.S., and A.P. Vote was not captured for F.G. Not to exceed \$400 for pool area irrigation repairs with MJT Sprinkler

Projects

MUD130 comparison report provided to assess water consumption during pavilion construction. Check for leaks.

Memorial

Froy's rendition was provided. APM to ask legal about 10-year grandfathering rule if Dhaliwal family maintains the area. APM to find out who is adding concrete, signs needed for caution on flagstones or estimate to replace with crushed gravel.

Pavillion use will have rules. HOA may sponsor yoga classes. Fee for parties.

Legal/Policies:

ST Rental Resolution discussion. APM to ask legal about law/verbiage if challenged on one-car policy for street parking.

Inoperable/48hr. parking policy: APM to clarify with attorney

APM to send out revised drafts to board members and schedule a meeting to approve the policies, as well as appoint a new board member to take Milton Turner's position.

20mph speed limit letter was signed by F.G. Vote by board members to proceed: A.P. and F.G. in favor.

J.S. against.

APM to contact James Cameron to include A. Pena and R. McNally on the agenda for the August MUD130 meeting.

Miscellaneous

Shredding – sorting has begun

Mortar work on West Rd. – Tabled

Trash updates – MUD 130 signing a 5-year contract with Best Trash. Homeowner complaints, and additional issue of HOA trash bins in pool area not being brought in.

APM to notify owners to remember to pick up after themselves at pool area.

Gunshots discussed around property.

Motion to approve and unanimously approved by F.G., A.P., and J.S. to hire porter at \$400/mo for 1x/week visits. APM to ask Jose and then Bryan. Includes: Checking irrigation heads, looking at maintenance projects, pool/playground, etc., and provide estimates to repair needed items.

Alex Garcia to possibly assist with trash cans on the date porter is not on property. Service hours for scouts. APM inquired if payment was needed. Tabled.

APM to outreach to renters, pending board member suggestions/recommended events.

APM to email community to receive funny or kind stories of Deputy Dhaliwal

APM to contact MUD130 – walkers taking dogs off leash. Add signs if there are none

Executive Session

Francesca Garcia nominates Sandra Kinloch to fill Milton Turner's position. Other board members request APM send a message to the community to see if any homeowners are also interested.

Annual Meeting October 29, 2022. Owners to decide if there should be a cap on percentage of rental homes in the Association.

APM to contact legal regarding response to homeowner

Payment plans approved and pool use allowed if following the payment plan.

Payment plans approved and pool use allowed if following the payment plan. List of owners in Executive minutes.