



# COPPERBROOK HOMEOWNERS ASSOCIATION, INC

## Monthly Board of Directors Meeting

August 10, 2023 6:00 PM

La Madeleine

19710 HWY 290 NW FWY, Suite 100

Houston, TX 77065

### MINUTES

#### Directors Present

- Elias Megersa - Vice President
- Jo Stegmaier - Secretary
- Angelica Pena - Treasurer
- Mabeleine Bulan - Director

#### Directors Absent

- Francesca Garcia - President

#### Additional Attendees

#### Homeowners

- Annette Thomas

#### FirstService Representatives

- Community Manager; Beth Liles
- SR. GL Accountant; Thoa Seay
- GL Accountant; Ana Pallares

#### Texas Groundworks Management

- Nicole Zozaya

### I. CERTIFICATION OF QUORUM

- ▶ Quorum Established: **Yes**

### II. CALL TO ORDER

#### Motion

Motion to call meeting to order at 6:09PM by Elias. Seconded by JoDee and Mabeleine.

### III. APPROVAL OF PRIOR MEETING MINUTES

- ▶ Prior Meeting Minutes Approved: **Yes**

### IV. FINANCIALS

Reviewed and Discussed June Financial Report with GL accountants in attendance. Inquiries posed by the Board on the contracted bundled rate differing from month to month and details on each invoice.

It was discussed to add more detail on the variance reports of each invoice to assist the Board on a summary overview page for these monthly financial reports.

**V. HOMEOWNER FORUM**

Homeowner Forum was used to discuss the monthly landscaping report with Texas Groundworks. Homeowner in attendance had several concerns regarding neighboring fences and trees encroaching on her Lot.

**VI. RATIFIED ACTIONS TAKEN BETWEEN MEETING**

- Irrigation Repairs have been completed by Texas Ground
- July's Yard of the Month Awarded
- Pool Band/Access Cards distributed by the Board of Directors
- Signed Rental & Leasing Resolution, recorded with the County
- Signed Inoperable Vehicle Resolution, recorded with the County
- Received MUD #130 National Night Reimbursement for 2022
- 2 Affidavits signed for collection accounts in Legal

**VII. PROPERTY MANAGER ACTIVITY REPORT**

Management reviewed the financial statements for the period ending in 06/30/2023. On that date, the Association had a cash balance of \$49,179.21 in the operating fund and \$61,605.23 in the replacement fund. For the Year the Association has had a total revenue of \$114,313.11 and total expenses of \$150,251.42, operating at a Deficit of \$35,938.31. On this date, the Association had a total of \$28,312.67 in outstanding accounts resulting in 9 owners delinquency. The report was accepted. Management reported that through the management report and relayed during this portion of the meeting, the Association had a total of 88 Deed Violations, 5 Architectural Applications, 4 open Work Orders and 35 Resident Inquiries.

**VIII. ADJOURN TO EXECUTIVE SESSION**

**IX. RECONVENE TO OPEN SESSION**

Following the Executive Session, the regular meeting of the Board of Directors reconvened. No owners were present for the meeting.

**X. ADJOURNMENT**

**Motion**

There being no further business, the meeting was adjourned at 8:08PM by Elias. Seconded by Angie and JoDee.



APPROVED



DATE