



COPPERBROOK HOMEOWNERS ASSOCIATION, INC

Monthly Board of Directors Meeting

June 8, 2023 6:00 PM
La Madeleine
19710 HWY 290 NW FWY, Suite 100
Houston, TX 77065

MINUTES

Directors Present

Francesca Garcia - President
Elias Megersa - Vice President
Jo Stegmaier - Secretary

Directors Absent

Sandra Kinloch - Member
Angelica Pena - Treasurer

Additional Attendees

FirstService Residential Community Manager; Beth Liles
Homeowner; Areli Miranda
Homeowner; Muhamad Patel

I. CERTIFICATION OF QUORUM

► Quorum Established: **Yes**

II. CALL TO ORDER

Motion

Motion to call meeting to order at 6:32PM by Francesca Garcia.

III. APPROVAL OF PRIOR MEETING MINUTES

► Prior Meeting Minutes Approved: **Yes**

IV. HOMEOWNER FORUM

No Homeowner Inquiries during this portion of the meeting.

V. NEW BUSINESS

A. SHINING STAR RECOGNITION

Reviewed and Discussed the new Shining Star Recognition and highlight on the Copperbrook website.

Question posed by the Board: Has there been any submissions by the Community? Community Manager responded; no however a reminder notice on this can be sent to the Community.

- 4. **WIV Update/Discussion:** Discussing the current status of the Master Association; Westland Section 4 and current matters.
- 5. **Future Pavilion Meetings:** Board approved to have July's meeting in the MUD 130 Pavilion

IX. RATIFIED ACTIONS COMPLETED

• **ACTION ITEMS – COMPLETED**

- WIV Master Assessment & late fee paid
- Association received PCard/Debit card to pay Community expenses
- 2022 Tax Engagement Letter Signed
- 2022 Tax return signed and efiled Submission Identification #79710420230960013181
- Reported violations have been sent to the Community
- Monthly compliance drives have been completed January-May
- Weekly updates have been sent January-May
- ACC Applications, Smartweb application has been unveiled
- Associations Hard Drive, download has been completed by our transition teams and this drive has been released to the Board.
- Pool Band Purchase completed with PCard. Receipt has been provided
- Pool Repairs have been completed
- Medium Damage has been completed by Texas Ground and charged to Best Trash
- Irrigation Repairs have been completed by Texas Ground
- Approved 2023-2024 Pool form and Waiver
- Pest Control & Mosquito Contract signed
- Received MUD 130 PDF for National Night Out 2022, Community Management beginning reimbursement process with MUD 130 on July 11, 2023 meeting

X. ADJOURN TO EXECUTIVE SESSION

XI. RECONVENE TO OPEN SESSION

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

On a motion duly made, the Board authorized management and legal counsel to proceed with all collection efforts including foreclosure suits should the owners not comply with demand for payment made on the following units; 0100; 0146; 0202; 0037; 0056; 0142 and 0063.

XII. ADJOURNMENT

Motion

There being no further business, the meeting was adjourned at 8:52PM.

APPROVED



DATE

7/13/23