

COPPERBROOK HOMEOWNERS ASSOCIATION, INC

Monthly Board of Directors Meeting

May 11, 2023 6:00 PM
La Madeleine
19710 HWY 290 NW FWY, Suite 100
Houston, TX 77065

MINUTES

Directors Present

Francesca Garcia - President
Jo Stegmaier - Secretary
Sandra Kinloch - Member
Angelica Pena - Treasurer

Directors Absent

Elias Megersa - Vice President

Additional Attendees

Homeowner; Annetee West Thomas
Homeowners; Timothy and Merlyn Krause

I. CERTIFICATION OF QUORUM

- ▶ Quorum Established: Yes

II. CALL TO ORDER

Motion

Due notice of the meeting having been given and a quorum present, the meeting was called to order at 6:10 PM. Ms. Stegmaier presided and assisted in recording the minutes.

III. APPROVAL OF PRIOR MEETING MINUTES

- ▶ Prior Meeting Minutes Approved: No

The Board did not approve minutes from April as they do these online.

IV. HOMEOWNER FORUM

Board discussed Homeowner Concerns:

*Why are Homeowners getting charged 25.00 ARC per project? (need mgt. to explain to us)

*Why is Mgt. taking too long to respond. Homeowners have called numerous times and they are not getting a quick response.

*Need Beth's Business cards

*Email homeowners the FINE POLICY placed with the courts, so everyone knows how they are being accessed based on violations.

*One homeowner was very concerned that she sent a photo to mgt. and that same photo was used on the violation letter which put her at odds with her neighbor. She wants to know the correct procedure going forward.

*Board Members need to ride with Mgt. We explained to the homeowners that it goes against FSR policy, but we need a better solution to letters going out.

*Start Neighborhood Watch again with a meeting being held on this line item. Procedures are set in place basically.

*Website: Mabeleine will add a Sheriff Dept page. The new non-emergency extension has changed from #6 to #3

V. FINANCIALS

Board tabled Financials and do not approve March Financial report

VI. PROPERTY MANAGER ACTIVITY REPORT

Board did not discuss or review.

VII. DISCUSSION TOPICS

Discussion topics brought up by the Board not on the Agenda:

*Marquee Sign: Need to complete this project.

*Keep an eye on Property at Huffmeister and Hwy 6.

*Westland IV Page on our site: Ask Mabelene to post all of the WIV information for our members. Next meeting 5/18 at 7 pm. In the meantime, our members need to be sent an email about this meeting. Those in attendance were asked to go to the meeting as it was vital due to the increase of fees.

*Solar Panels: okay to have them, but Homeowners need to submit an ARC application.

A. BYLAW AMENDMENT: NUMBER OF PETS ALLOWED

Board agreed *Number of Pets Allowed: Unanimous to allow 3; Jodee Motioned, Sandra seconded, and all others agreed. What about chickens and rabbits? (it was mentioned that the Texas law now allows for x number of fowls, but we need to confirm)

B. CLEANING SERVICE AND MONITOR REVIEW

*Cleaning Crew: We agreed to sign the waiver allowing them to clean.

VIII. RATIFIED ACTIONS COMPLETED

Board did not discuss or review

IX. ADJOURN TO EXECUTIVE SESSION

(No executive due to not having the paper copies printed out to look at.)

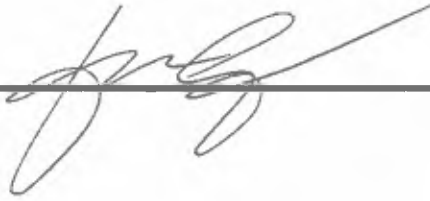
X. RECONVENE TO OPEN SESSION

XI. ADJOURNMENT

Motion

There being no further business, the meeting was adjourned at 8:10PM.

APPROVED

A handwritten signature in black ink, appearing to be 'J. G. ...', written over a horizontal line.

DATE

6/8/23