



COPPERBROOK HOMEOWNERS ASSOCIATION, INC

Monthly Board of Directors Meeting

October 12, 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
Francesca Garcia - President

Directors Absent

None

Additional Attendees

FirstService Residential Community Manager; Beth Liles
Homeowner; Sam Hall

I. CERTIFICATION OF QUORUM

▶ **Quorum Established: Yes**

II. CALL TO ORDER

Motion

Motion to call meeting to order at 6:06PM by Francesca. Seconded by Elias.

III. APPROVAL OF PRIOR MEETING MINUTES

▶ **Prior Meeting Minutes Approved: Yes**

IV. HOMEOWNER FORUM

Open floor for any homeowners in attendance to inquire on Community Issues. Concerns raised:

- Garage Sales sign posts need to be replaced. Homeowner in attendance; Sam Hall offered to replace posts for a reimbursement to conserve association funds on replacing the entire sign.
 - Board motioned to approve reimbursement to homeowner to repair the garage sale signs.
- Landscaping concerns raised inside the park area and landscaper pulling plants
 - Board requested to meet with Texas Ground Works to discuss these concerns
- Westland Section 4 separation brought up by homeowner in attendance
 - Board reminded homeowner at this time there is no announcement ready to be presented to the Community as this is still in very early discussion
- Homeowner in attendance proposed new project for next year and to re-plaster/resurface the kiddie pool.

- Board confirmed this is something the Community will look into for next year.
- Board requested to rekey the storage room inside the Community pool
- Homeowner in attendance inquired about Halloween and Christmas decoration contest.
- Board confirmed a community survey be sent to determine the winner + motioned to approve to reimburse homeowner Sam Hall for the Halloween trophies/decorations to determine the winner

V. FINANCIALS

A. AUGUST FINANCIALS

Board inquiries over August financials:

- AT&T/Comcast internet usage. Board would like to competitive quotes for internet usage to bring down the annual rate.
- Board requested community manager draft a document to present the MUD and family for ongoing memorial day expenses.

Board motioned to Approve August financials by a unanimous vote.

VI. RATIFIED ACTIONS TAKEN BETWEEN MEETING

- Brightbrook Cluster Mailbox ordered, pending installation by USPS.
- Memorial Area refresh – planted shrubs/flowers
- Deputy Dhaliwal memorial breakfast
- 2023 National Night Out
- Community Fall Garage sale
- Approved Community Curb painting refresh bid with Greenway Solutions

VII. PROPERTY MANAGER ACTIVITY REPORT

Management reviewed the financial statements for the period ending in 08/31//2023. On that date, the Association had a cash balance of \$39,336.31 in the operating fund and \$64,074.04 in the replacement fund. For the Year the Association has had a total revenue of \$160,895.88 and total expenses of \$166,582.27, operating at a Deficit of \$5,686.39. On this date, the Association had a total of \$31,095.25 in outstanding accounts resulting in 10 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 100 Deed Violations, 1 Architectural Applications, 5 open Work Orders and 26 Resident Inquiries.

VIII. ADJOURN TO EXECUTIVE SESSION

Reviewed and discussed ongoing litigation and enforcement actions with the Board.

IX. RECONVENE TO OPEN SESSION

Board motioned to send 209 letter for the damage to the cluster mailbox on Brightbrook with a Spanish translation.

Board motioned to proceed with exterior fence enforcement repairs with Greenway Solutions.

Board motioned and voted on September Yard of the Month; 8619 Majesticbrook

Board motioned on an additional debit card for Community Manager; Beth Liles for association expenses.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:31PM by Francesca. Seconded by Elias and Angie.

Elias Deribe

10/27/2023

APPROVED

DATE