

COPPERBROOK HOMEOWNERS ASSOCIATION

Board Meeting

Date: Thursday, September 9th, 2021

Time: 5:00 pm

Location: In person at La Madeline

19710, 290 Northwest Fwy, Suite 100, Houston, TX 77065

General Session Minutes

I. Call to Order/Roll Call: 5:17 pm by Francesca Garcia. **Present:** *Francesca Garcia, Angie Pena, Elias Megersa*. From Affinity Property Management: *Rose McNally & Norma Walch*.

II. Homeowner & Guests: Questions, Concerns, & Comments: Francesca Garcia brought up items on behalf of homeowner regarding errors in letters from Paragon Property Management.

III. Ratify Member Decisions: None

IV. Approve July & August Meeting Minutes: 5:55pm F. Garcia makes a Motion to Approve the July and August Meeting Minutes with corrections discussed, and removal of homeowner names in General Session Minutes. All in favor: (F. Garcia, E. Megersa, & A.Pena).

V. Approve August Financials: None, as transition is mid-way. Bank statements presented to the board.

Affinity is instructed to obtain board approval at meetings before sending 209s to homeowners. If it is an emergency, email approval is acceptable.

Affinity to ask Paragon for a report on all Admin Fees charged to homeowners.

VI. Old Business

- a. Fallen pole (Brightbrook) Affinity to confirm it is resolved.
- b. Gates –Repair the children’s gate (iron gate)) Affinity to arrange for repair.
- c. Other Old Business: AT&T Overbilling, N. Walch from Affinity let the board know it has been overcharged a total of approx. \$120 over the last year. Kings III is suggested, and Affinity will reach out for a lower price. Fountain estimate to insurance, Affinity to work with Mr Yucute and supplement to insurance. Shower Head Warranty, Freeze Damages final repair and insurance status. APM to deposit \$150 check and credit account for “Freeze Damages”.

VII. New Business

Landscaping: Nino is staying on as landscaper. Outside pool area/sidewalk & median on Regalbrook Drive needs valves repaired.

Tree on Regalbrook Drive (median) and trim for home on Regalbrook. APM to send 15-day notice if Paragon did not.

Deputy Dhaliwal Memorial Tree – trim and pay from Dhaliwal Fund.

Copperbrook Entrance- 2 Oaks on either side- Bid and Trimming.
West Road Tree trimming bid requested for budgeting purposes. F. Garcia recommended Jose, a tree trimmer.

Nino to provide bid for new wood chips in Children's Park in order to plan 2022 budget.

Pool area lounge chairs discussed, F.Garcia and E. Megersa to look and send pics for board approval.

Eye on Water app can assist with monitoring usage, FG provided APM login.

Pool:

Mr. Prieto Surfacing – timeframe for completion

APM to reach out to Mr. Sawyer about potential upgrade of pool card reader.

Pool area janitorial, new hire needed. APM or A.Pena to help in search.

Events: NNO: Baskets for Officers. Check with other neighborhoods to confirm if they are participating. Snow Cone Day not discussed.

ARC Committee: Owners have been extending sides of driveways with pavers, etc.

APM to issue a mailing to all residents with guidelines on what is and isn't acceptable for pavers, based upon 2 homes APM will obtain specs from. Add to Agenda/Next Meeting. Board approved approx. \$200 physical mailing to community regarding this issue.

Home with tent and shed. APM to reach out for ARC Form submission. Tent is denied. Shed is approved.

Signs:

"No Parking Cars will be Towed at Owner's Expense" for 2 dead-ends. APM to find out parking sign requirements and order 2 signs.

Marquee signs for entryways into Copperbrook. APM to find approximate costs and if permit is required for signage.

Sign for Pool Area: "Do not open gate for others".

VIII. Executive Session (see internal notes)

IX. Meeting Adjourn (Next meeting date: October 14th)