

COPPERBROOK HOMEOWNERS ASSOCIATION

Date: Thursday, January 13th, 2022

Time: 5:00 pm

<https://us02web.zoom.us/j/89463866403?pwd=bWFCZ3g2VnhjZTE3Vm0wMERMWEFsdz09>

Meeting ID: 894 6386 6403 Passcode: 571760

By phone: 346-248-7799

Meeting Minutes

I. Motion to Open by President Francesca Garcia at 5:11 p.m. In attendance: *Board Members:* Francesca Garcia, Elias Megersa, Angie Pena, JoDee Stegmaier. *Management:* Rose McNally. *Homeowners:* Mabeleine Bulan *Guest:* Christian Quinn Quorum met at 5:30 p.m.

II. Discussion on the Westland IV lighting and meter sharing issue. Guest Christian Quinn provided details on the project and that Westland IV has gone to MUD 130 regarding this project. The board requested time to consider the proposal. Christian said Villages at Hanover paid Westland IV \$26,000 owed. Guest left the meeting. Board would like legal review to confirm if the Westland IV increase of annual assessments and lighting project were legally voted on.

III. Ratify Member Decisions None

IV. Approval of Prior Minutes: Motion was duly made and seconded to approve the Meeting Minutes from 11/11/2021, 11/19/2021, 12/19/2021. Board members voted unanimously to approve the minutes.

V. Approval of Prior Financials: Motion was duly made and seconded to approve Financials: 8/31/2021 (Paragon), 11/30/2021, 12/31/2021 financials. Board members voted unanimously to approve the 11/30/2021 and 12/31/2021 financials. 8/31/2021 Pending approval.

VI. Old and New Business:

- a. Plumbing – Bathroom bid from HaLo – Unanimously approved
- b. Fountain estimate from HaLo – Unanimously approved to send to the insurance company
- c. Pool card reader installation – pending upload of spreadsheet
- d. Kiddie Park bench choice – Approved (2) Picnic tables and a bench in light tan/grey, black pipe-style frame, if budget allows for all purchases. Motion was duly made and unanimously approved.
- e. Trees – One possibly dead in pool area. Ask Froy to look and remove.
- f. Wood chip project – Rubber mulch – unanimously approved with Turf Plus.
- g. Mosquito renewal – Unanimously approved.
- d. Board approves Affinity reaching homeowners by phone for “friendly warnings” for minor infractions but understands that legal letters will be issued if friendly communications are ineffective.
 - i. Create winterization plan/coordination with landscape, irrigation, pool, poolhouse restrooms and fountain, management, and board.

VII. Meeting Adjourned to Executive session at 8:10 p.m. Executive Session Adjourned at 8:53 p.m.

Next meeting date: Thursday, February 10th, 2022