

COPPERBROOK HOMEOWNERS ASSOCIATION BOARD MEETING

Date: Thursday, February 10, 2022 5:00 p.m.

Location: <https://us02web.zoom.us/j/86799672663?pwd=dCsvOXg2UE5xT1BNTG41R3huTzRVUT09>
Call in: 346-248-7799 Meeting ID: 867 9967 2663 Passcode: 313719

Minutes

I. Call to Order: 5:04 p.m. Francesca Garcia, Angie Pena, JoDee Stegmaier, Elias Megersa. Rose McNally, Norma Walch. Several Homeowners.

II. Homeowner Questions/Concerns: Lighting at entrance, inconsistency in color; APM to ask Nate for bids. Parking by park issues – Affinity to reach MUD 130 to see if there are options to park at pool area, or other options.

III. Ratify Member Decisions: N/A

IV. Approval of Prior Minutes: Duly motioned (E.M., A.P.) and unanimous approval of January 13, 2022 meeting minutes.

V. Approval of Prior Financials: Duly motioned (E.M., A.P.) and unanimous approval of January 2022 Financials.

VI. Old and New Business:

- a. Fountain estimate from HaLo – Under review by the insurance company
- b. APM to request Froy turn on water.
- c. Pool card reader installation – Pending upload of spreadsheet
- d. Kiddie Park bench – ordered. APM to use funds from reserves and potentially replace at year-end.
- e. Trees – Dead tree in pool area, Regalbrook:
- f. Wood chip project – Rubber mulch ordered.
- g. New Flag and Lighting on flag at Memorial: APM to purchase new flag. Lighting pending completion of MUD130 work. Knock-out roses, or plants at Memorial. Assistance from family moving forward and/or create fund.
- h. Create winterization plan/coordination with landscape, irrigation, pool, poolhouse restrooms and fountain, management, and board.
- i. Replaced plate cover at pool, new screw style.
- j. Pool decking - Duly motioned (E.M., A.P.) and unanimous approval approve final payment to Majesty
- k. Leveled Concrete bid – pool sidewalk. APM to receive 2 more bids. See if Lone Star performs concrete leveling.
- l. Pressure washing – brick wall and slabs for picnic tables and bench. APM to obtain bids.
- m. Flock safety renewal and other vendors. APM to send bids via email.
- n. Spring Garage Sale – 1st Saturday in April. Mabeleine to post on website, newsletter.
- o. ARC Committee Update
- p. Vote to allow Westland Section IV water meter usage: Duly motioned (F.G.,E.M.) and unanimous denial from the board (F.G., E.M., A.P., J.S).

(continued other side)

VII. Assigned Board member positions as follows:

Francesca Garcia -President (no change)

Elias Megersa– Vice President (former Treasurer)

JoDee Stegmaier – Secretary (no change)

Angie Pena- Treasurer (former Board member)

Milton Turner-Board member (former Vice President)

VIII. Number of Cars to be considered overoccupancy/violation. Discussion on what to include in verbiage for potential change to governing documents, and voted on by 2/3 homeowners. Three members (E.M.,A.P.,J.S.) vote for 6 vehicle limit, one member (F.G.) voted for a 4 vehicle limit to include in verbiage. Confirm with attorney that we do not take the average of the numbers. Ask attorney how other HOAs have done with implementing a limit on the number of vehicles. Basketball Goals– Not to be left near street after dark. Neighbor cameras and bright lights; ask attorney for guidance. Fence/backyard issues-tabled due to time. Research cost of board training with RMWBH.

XI. Executive Session: No decisions.

Meeting Adjourned at 8:11 p.m.: Motion to adjourn (F.G., E.M.).