

## **COPPERBROOK HOMEOWNERS ASSOCIATION BOARD MEETING**

Date: Thursday, April 14th, 2022 5:00 p.m.

Location: LaMadeline 19710, 290 Northwest Fwy Suite 100 Ste 100, Houston, TX 77065

### Minutes

**I. Call to Order:** 5:21 p.m. Francesca Garcia, Angie Pena, and JoDee Stegmaier present.

**II. Homeowner Questions/Concerns:** Homeowner Louis Gill attended. Barking dogs were resolved, but new issue of neighbors blocking his driveway with vehicles was discussed. APM worked with owner a few days prior and are in contact with the owners.

**III. Ratify Member Decisions:** None in open session (see executive below)

**IV. Meet and Greet with Legal:** Shawn McKee, attorney, was present to answer board questions. Fence ownership and responsibility discussed. It was advised management and the HOA do not involve themselves in neighbor-to-neighbor fence disputes. Having the front/smooth side of the fence does not indicate ownership. Property lines indicate ownership. In the event of nuisance animals, owners need to call animal control. No law in Texas regarding overoccupancy, except for apartments. Typical guidelines (not law) are approximately 2 persons per bedroom, no age can be referenced. Deed restrictions limit 6 mos. since last letter to send to attorney. Stray cats must be a nuisance to the neighborhood (more than one owner complaining). Feeding feral cats is not considered ownership. APM to find fire rebuild verbiage in governing documents.

**V. Potential Candidates for the Board:** Tabled. APM to contact Milton Turner.

**VI. Approval of March 10, 2022 Minutes:** Duly motioned to approve the March 10, 2022 Minutes (F.G., J.S.), and all members in attendance voted to approve (F.G., J.S., A.P.)

**VII. Approval of February 2022 and March 2022 Financials:** Duly motioned to approve the February and March 2022 financials (A.P., F.G.), and all members in attendance voted to approve (F.G., J.S., A.P.)

**VIII. Old and New Business:** Pool cash and paperwork - Francesca to provide to Norma. APM to resend Caliber and Avid portal links, purchase plant for Milton Turner, provide updated homeowner roster to Board, and cancel and reorder debit card.

- a. Fountain estimate update: Settlement check and repair are to be completed this month.
- b. Irrigation Update: Grass on Willacy browning. APM to check irrigation. Stephen may be provided copies of pool house keys to access irrigation control.
- c. Landscaping: Replant Palm inside pool area. Relocate agave. Shut offs for irrigation.
- d. APM to contact Mathis for a bid on springs, latch on pool entry gate.
- e. Kiddie Park Rubber Mulch installation to be a Reserve Expense.
- f. Memorial: APM to call family to ask about maintaining or accepting funds.
- g. Winterization Plan: TBD, pending meeting with TX Groundworks.
- h. Sidewalks: APM to ask Lone Star for estimate on sealant/filler for large gaps.

- i. Pressure washing bids/proposals: Vote tabled. Where is Anthony driving and parking? Curb damage, irrigation damage, liability? Hot or cold water? Whose water will be used? Soft wash for mortar?
- j. Low water level at pool – Stop valves/suggestions
- k. Schedule for Pool: 1) maintenance, 2) pool monitors, 3) age requirement. APM to order cleaning supplies for Martha. Hours: Pool open 6am-10pm. Monitor hours: TBD. Duly motioned (F.G., A.P.) and all in favor to approve Mr. Prieto work in the amount of \$1080 for chemicals and kids' basket replacement. Will not proceed with wall scrubbing for quoted price.
- l. Perimeter Fencing: Tabled

### **IX. Executive Session at 9:05 p.m.**

Ratify past vote to send owner to attorney for deed restriction violation. Duly motioned (F.G.,J.S.) and all voted in favor.

- a. Past legal fees and owner chargebacks: Tabled
- b. Legal update: See below
- c. Payments to Vendors – prior management. To meet with prior management this month to find supporting documentation.
- d. Westland IV – Owners, Voting and Serving requirements: Veronica to provide the August G/L, and/or payments.
- e. Deed Restrictions & Basketball Nets: Tall fence to be rebuilt with deadline needed. Two missing perimeter fences in community - being addressed by APM. Inoperable vehicle will be cited, previously missed by APM inspections. Board president to assist in finding owner contact information for garage door violation.
- e. Collections: Tabled.