

## **COPPERBROOK HOMEOWNERS ASSOCIATION BOARD MEETING Minutes**

Thursday, May 12, 2022 6:00 p.m.

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

**I. Call to Order** at 6:18 p.m. by Francesca Garcia. In attendance: Francesca Garcia, Elias Megersa, Angie Pena, Milton Turner. Quorum met.

**II. Homeowner Questions/Concerns:** Curb near 8530 Regalbrook. APM to obtain bid from Twin's Colors, notify owners of flower pots/violation, large SUVs park in the area, access for busses and trucks challenging and curb damage results. APM to ask about Harris County permits and responsibility to shorten the cul-de-sac.

**III. Ratify Member Decisions:** NA

**IV.** Duly motioned, and all voted in favor to approve the April 14th, 2022 minutes, with exception of removing Petty Cash balance from NNO to Operating, and reclass account 7026 to 7024 for Roach invoices (F.G., A.P., E.M., M.T.)

**V.** Duly motioned, and all voted in favor to approve the April Financials. (F.G., A.P., E.M., M.T.)

**VI. Old and New Business:**

- a. Affinity to obtain pool gate repair bids, and pre-approved to spend up to \$700 (all in favor) for emergency non-latching entry gate.
- b. Pressure Washing: as long as MUD 130 Hydrant access is legal, we may proceed. Motion to approve (F.G.) and all in favor (F.G., A.P., E.M., M.T.).
- c. APM to obtain chair and/or table end caps to protect pool decking
- d. APM to obtain gutter estimates for the pool house to protect pool decking.
- e. APM to research digital vs analog landline pricing for pool phone.
- f. APM to research metal agave cost (8 @ \$45 ea.) Twin's cost to remove bowls from monuments.
- g. Monument lighting tabled until pressure washing and metal agaves are completed.
- h. Moving live agaves for driver visibility: Tabled until JoDee can attend.
- i. APM approved to find new irrigation vendor.
- j. Francesca to ask Michael Murr for plant recommendations for Memorial.
- k. APM to ask Harpreet if they will be managing funds, landscaping. Landscaping is still part of Copperbrook and plants should be consistent with Copperbrook.
- l. Irrigation Leak: Unknown. APM is working with Froy, Stephen, MUD 130, and will reach out to new vendors.
- m. Froy – plan for monument color to be discussed, 10% monthly increase due to fuel costs.
- n. APM to ask MUD 130 to secure the flagstones with concrete and sign: Watch your Step.
- o. APM to ask County about walking stripes, speed bump, or speed monitor in front of Memorial.
- p. APM to provide Milton with pool keys.
- q. Ring Camera: update by Elias Megersa
- r. APM to test call from pool phone

- s. APM to enforce basketball goal policy
- t. Francesca to reach out to Sheriff's Department to confirm if anything can be done regarding curb parking.
- u. Inoperable Vehicle, Short-Term Rental policy drafts presented for review. Board agreed to send to legal to draft policies and will vote at an open meeting.
- v. October 29<sup>th</sup> or 31<sup>st</sup> is chosen date for 2022 Annual Meeting.
- w. APM to inspect quarterly – mulch and mesh cover over drain at kiddie park.
- x. APM to obtain brick mortar repair bids. Federal brick.

## **VII. Executive Session**

- a. Motion to approve writing off foreclosure loss as a Bad Debt Expense (E.M.) and all in favor: (F.G., A.P., E.M., M.T.).

Meeting Adjourned at 9:26 p.m.