**COPPERBROOK HOMEOWNERS ASSOCIATION**

**AGENDA – BOARD OF DIRECTORS MEETING**

**Date: Thursday, December 12, 2024**

Time: 6:00 p.m. - Regular Board Meeting

Place: La Madeleine

Address: 19710 Northwest Fwy #100 Houston, TX 77065

"MAINTAIN, PROTECT & ENHANCE THE VALUE OF THE ASSETS!"

(Please be aware that action may be taken on any item listed on this agenda.)

 **ITEM I. CALL TO ORDER/ROLL CALL** 6:00 p.m.

 **ITEM II. HOMEOWNER /GUEST CONCERNS AND/OR COMMENTS** 6:05 p.m.

 **ITEM III. IMMEDIATE ACTION ITEMS** 6:10 p.m.

1. Minutes –
2. Financial Statements
	1. January 2024
	2. 2025 budget
	3. 2024 assessments
3. Establish Ratification of Member’s Decisions

 1. First Service Cancel – 60 day notice

 2. TXMGMT new contract

 3. Pool parking lot lights proposal

**ITEM IV. NEW BUSINESS** 6:20 p.m.

 A. New Credit Card for the Association

B. Transition from First Service

 **ITEM V. COMMUNITY UPDATES** 6:30 p.m.

1. Landscape – Yards of the Season

 1. Landscape Proposal

1. News Letter – Website
2. Neighborhood Watch
3. Pool Committee
4. Events

 1.

 **ITEM VI. EXECUTIVE SESSION**  7:00 p.m.

 A. Discuss of Delinquent Owners

 B. Attorney Report

 C. Discussion of Owners in Violation of the Governing Documents

 **ITEM VII. ADJOURNMENT:** 7:30 p.m.

 Next Board Meeting: January 9, 2025