

COPPERBROOK HOMEOWNERS ASSOCIATION

AGENDA – BOARD OF DIRECTORS MEETING

Date: Thursday, May 8th, 2025

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

Place: Le 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 6:10p.m.

A. Meeting Minutes

1. April 10th, 2025

B. Financial Statements

1. March 2025

2. 2024 assessments

C. Establish Ratification of Member's Decisions

D. Attorney Report: Holt Tollett Assigned Attorney Navin Pillai

ITEM IV. NEW BUISNESS 6:20 p.m.

A. MUD 130 Meeting update / Juan attended. Erosion and Memorial monument update.

B. Deliver Pool House Keys extra copies for board members at the meeting.

C. Hallmark Construction/ Marquee

D. Renter Resolution

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

A. Pool Bands shipping 05/15/25 per wristbands.com

B. Pool Pump #2 needs to be replaced, Majesty pool has submitted for warranty replacement (pending approval from manufacturer). The pool company advises the pool can be opened prior to pump repair.

C. Community event 4th of July.

D. Annual Meeting September 27th, 2025

ITEM VI. EXECUTIVE SESSION 6:45 p.m.

A. Discussion of Delinquent Owner

B. Attorney Report

C. Discussion of owner in violation of the governing documents

D. Tree Deed Restriction verbiage

ITEM VI. ADJOURNMENT

7:00 p.m.

Next Meeting: June 12, 2025