

**COPPERBROOK HOMEOWNERS  
ASSOCIATION, INC**  
2024 Recall Annual Meeting of the Members

Copperbrook Community Pool  
May 25 2024 – 11:00 AM





# COPPERBROOK HOMEOWNERS ASSOCIATION, INC

## 2024 Recall Annual Meeting of the Members

May 25, 2024 11:00 AM  
Copperbrook Community Pool  
14814 Englebrook  
Houston, TX 77095

### MINUTES

#### Directors Present

Elias Megersa - Vice President  
Jo Stegmaier - Secretary  
Angelica Pena - Treasurer  
Mabeleine Bulan - Director

#### Directors Absent

Francesca Garcia - President

#### Additional Attendees

10 Homeowners present  
Beth Liles, previous property manager, and Christina Flores, New Property Manager representing the managing agent, FirstService Residential

### I. CERTIFICATION OF QUORUM

### II. CALL TO ORDER

Meeting was called to order at 11:03am

### III. INTRODUCTIONS

### IV. APPROVAL OF PRIOR ANNUAL MEETING MINUTES

### V. REPORTS

#### A. MANAGEMENT REPORT

Management reviewed the financial statements for the period ending in 12/31/2023. On that date, the Association had a cash balance of \$21,158 in the operating fund and \$70,230 in the replacement fund. For the Year the Association has had a total revenue of \$225,981 and total expenses of \$221,127, operating at a Surplus of \$4,854. On this date, the Association had a total of \$20,546.58 in outstanding accounts resulting in 12 owners delinquency. Management reported, the Association had a total of 114 Deed Violations, 7 open Work Orders and 221 Resident Inquiries.

#### B. 2023 FINANCIALS

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**VI. BOARD FORUM**

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**VII. HOMEOWNER FORUM**

These topics were discussed:

- Carwash paint job across the street from copperbrook neighborhood
- Heavy trash pick up after the storm
- 14722 Trailbrook - back fence concerns
- Asking about fence restrictions and shared cost
- Concerns about Fence on Huffmeister road
- Went over ARC rules for home colors, ARC committee explained.
- Repainting the poles at the pool to a different color besides blue
- Want to install a marquee sign within the neighborhood
- Discussion on expanding the brick fence with MUD
- Power wash the brick in the neighborhood
- Discussed sending out a notice to use your own trash cans to throw away your trash and not pool trash cans
- Electricity going out several times in the last few months

**VIII. ADJOURNMENT**

**Resolved**

The meeting was adjourned at 11:45am

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**APPROVED**

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**DATE**