

**COPPERBROOK HOMEOWNERS
ASSOCIATION, INC**

Board of Directors Meeting

La Madeleine
June 20 2024 – 5:00 PM



COPPERBROOK HOMEOWNERS ASSOCIATION, INC

Board of Directors Meeting

June 20, 2024 5:00 PM
La Madeleine
19710 Northwest Freeway, Ste 100
Houston, TX 77065

MINUTES

Directors Present

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

Directors Absent

None

Additional Attendees

FirstService Residential Community Manager, Christina Flores

I. CERTIFICATION OF QUORUM

II. CALL TO ORDER

The meeting was called to order at 5:15PM by Francesca Garcia

III. APPROVAL OF PRIOR MEETING MINUTES

IV. HOMEOWNER FORUM

V. RATIFIED ACTIONS

In an effort to expedite performance of the obligations of the Association between meetings of the Board of Directors, the majority of the Board approved the the following as presented. On a motion duly made said action was ratified and approved

A. MAILBOX REPAIR ON LINDENBROOK

B. PARK AND POOL FENCE REPAIR

C. LANDSCAPING AROUND POOL AREA

VI. REPORTS

A. PROPERTY MANAGEMENT REPORT

ARC Applications: Management reported there were no new ARC application received from March 2024 to Current.

Call Logs: Management reported from March to current we received 104 calls from residents for various requests that were addressed .

Deed Restriction Violations: Management reported there were 119 total created violations from March 2024 to current and currently there are 118 open violations for the association.

Work Orders: Management reported there were 3 open work orders (fencing, lighting and signs).

Review of Financial Statements: The financial statements for the period ending April 30, 2024 were reviewed. At that date the Association had cash balances of \$ 66,955 in operating and \$ 77,884 in reserves. Total operating income of \$ 95,461 and expenses of \$ 120,039 resulted in a deficit of \$24,577.

Accounts receivable at April 30, 2024 was \$ 85,429.

B. FINANCIAL REPORT

VII. BOARD OF DIRECTORS FORUM

The following was discussed:

1. Community Manager to talk to landscaper regarding memorial charges
2. Link for StrongRoom to board members
3. Sending homeowner letters regarding commercial vehicles
4. Pool vendor to paint pool fence
5. Vendor scheduling
6. Violation escalations

VIII. ADJOURN TO EXECUTIVE SESSION

IX. RECONVENE TO OPEN SESSION

No items to review during executive session.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:00 PM.

APPROVED

DATE