

COPPERBROOK HOMEOWNERS ASSOCIATION, INC

Westland Section 4 Separation

February 10, 2024 11:00 AM

[WebEx Meeting Link](#)

Meeting ID: 2484 190 2826 **Password:** WfJmsBv*847

Join by Phone: +1 (844) 531-0749

Additional Information: Password for mobile phones: 93567280

Meeting will be virtual or in-person at the

Copperbrook Community Pool

14814 Englebrook

Houston, TX 77095

SPECIAL MEETING AGENDA

I. CERTIFICATION OF QUORUM

II. CALL TO ORDER

III. DISCUSSION

A. COPPERBROOK SEPARATION FROM WESTLAND SECTION 4

The purpose of this meeting is to inform the Community of a potential separation/de-annexation of Copperbrook HOA from the master association, Westland Section 4. Attached you will find a DRAFT absentee ballot. We will need 2/3rds of the Community to vote Yes for a separation from Westland Section 4. This will equal to about 199 Homeowners submitting their ballot to be considered.

IV. WHAT IS AN ASSOCIATION?

A. HOMEOWNERS ASSOCIATION

Many people are familiar with the term "HOA" or "POA", these are both the same terminology.

HOA: Homeowners Association

POA: Property Owners Association

An association is owned by or whose members consist primarily of the owners of the property covered by the dedicatory instrument and through which the owners, or board of directors or similar governing body, manage or regulate the residential subdivision, planned unit development, condominium or townhouse regime, or similar planned development.

[Texas Gov - Property Owners Associations](#)

B. MASTER ASSOCIATION

Copperbrook is a sub-association in Westland Section 4. A Master association is an entity that governs a community comprised of multiple sub-associations, such as condominiums, townhomes or gated communities. It acts as an umbrella organization responsible for managing common areas, enforcing rules and regulations, and providing various services to the sub-associations.

[Five FAQs about Master Associations - FirstService Residential](#)

V. WESTLAND SECTION 4: COPPERBROOK'S CONTRIBUTIONS

In this section, we will discuss Copperbrook's contributions to Westland Section 4 over the past few years and review the last 2 months of financials of Westland Section 4

A. COPPERBROOK STATEMENT OF ACCOUNT

Over the past 5 years, Copperbrook has paid over \$176,057.45 into Westland Section 4.

Westland Section 4's annual assessment has drastically increased over the last 3 years.

2021 Assessment rate: \$53,292.28

2022 Assessment rate: \$58,621.51

2023 Assessment rate: \$64,483.66

2024 Assessment rate: \$70,932.03

The continued increase of the WIV assessment, directly affects Copperbrook's annual assessment. Copperbrook will continue to need to increase homeowner assessments to fund the Master Assessment Invoice and fund the Copperbrook Association.

VI. FUTURE COMMUNITY IMPROVEMENTS/INVESTMENTS

A. HOMEOWNER FORUM

We would like to open the floor to Homeowners to submit ideas, improvements or investments for the Copperbrook Community. In the event of Copperbrook separating from Westland Section 4, it leaves a surplus of funds for the community to invest back into Copperbrook.

VII. ADJOURNMENT