

**COPPERBROOK HOMEOWNERS
ASSOCIATION, INC**
Rescheduled Board of Directors Meeting

La Madeline's
July 16 2024 – 6:00 PM



COPPERBROOK HOMEOWNERS ASSOCIATION, INC

Rescheduled Board of Directors Meeting

July 16, 2024 6:00 PM
La Madeline's
19710 Northwest Freeway
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

No Homeowners were in attendance.
Christina Flores, Community Manager, represented the managing agent, FirstService Residential.

I. CERTIFICATION OF QUORUM

II. CALL TO ORDER

Due to a quorum being present, the meeting was called to order at 6:13pm. The managing agent assisted in recording the minutes.

III. APPROVAL OF PRIOR MEETING MINUTES

IV. HOMEOWNER FORUM

No Homeowners were present during meeting.

V. RATIFICATIONS OF ACTIONS TAKEN BETWEEN MEETINGS

In an effort to expedite performance of the obligations of the Association between meetings of the Board of Directors, all of the Board members individually agreed to the following actions:

A. ELECTRICAL FOR POOL PARKING LOT

B. LANDSCAPING AROUND COMMON AREAS

VI. MANAGEMENT REPORT

ARC Applications: Management reported there were no new ARC application received to be submitted to the ACC Committee from June 2024 to date.

Call Logs: Management reported from November to current we received 23 calls from residents for various requests that were addressed from June 2024 to date.

Deed Restriction Violations: Management reported there were 21 new violations created and 129 open violations from June 2024 to date.

Work Orders: Management reported there were 3 open work orders.

Action Items - Completed:

Signed and Recorded Inoperative Vehicle Policy
Signed and Recorded Rental and Leasing Resolution
Yard of the Month has been awarded on a monthly basis
Compliance drives have been completed on a monthly basis
2023 National Night Out
2024 Operating Budget completed
Common area repairs have been completed
Neighborhood Watch committee was created
Pool band fob reader for community pool installed
Additional rain sensors installed in common areas
Community Curb Refresh painting completed
Lindenbrook mailbox repaired

Action Items - In Process:

Pool Lights in parking lot
Poles at pool re painting
Landscaping around pool area
Pool Band distribution for year 2024
Community Social Events for 2024

Under Consideration: Marquee Sign and Pool furniture

A. FINANCIAL REPORT

Review of Financial Statements: The financial statements for the period ending May 30, 2024 were reviewed. At that date the Association had cash balances of \$72,120 in operating and \$77,884 in reserves. Total operating income of \$113,583 and expenses of \$137,936 resulted in a deficit of \$24,354. Accounts receivable as of July 16, 2024 was \$52,344.

VII. BOARD OF DIRECTORS FORUM

The board reviewed current Violations
We are currently working on getting quotes for a Marquee Sign to be placed in the neighborhood entrance
We decided to Send pool rules to community for reminders
Discussed lights at pool parking lot not working.
Discussed boy scouts raising the rock at the memorial
Talked about stump at the pool that has not been removed. Reaching out to landscaper to find out why he never removed stump.

VIII. ADJOURN TO EXECUTIVE SESSION

IX. RECONVENE OPEN SESSION

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:42pm

APPROVED

DATE