

**COPPERBROOK HOMEOWNERS
ASSOCIATION, INC**

Monthly Board of Directors Meeting

Via Microsoft Teams
August 15 2024 – 7:00 PM



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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 7:05PM. The managing agent assisted in recording the minutes.

III. APPROVAL OF PRIOR MEETING MINUTES

The board did not approve the prior board meeting minutes due to several edits and additional information are needed. The July board meeting minutes will be reviewed at the September board meeting.

IV. HOMEOWNER FORUM

No homeowners in attendance and no questions submitted in advance.

V. RATIFIED ACTIONS

No actions were approved at this meeting

A. ELECTRICAL AT POOL PARKING LOT

B. MARQUEE SIGN

C. LANDSCAPING

VI. MANAGEMENT REPORT

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

Call Logs: Management reported from November to current we received 15 calls from residents for various requests that were addressed from July 2024 to date.

Deed Restriction Violations: Management reported there were 4 new violations created and 126 open violations from July 2024 to date.

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

Action Items - In Process: Marquee Sign, Pool fence painting, Pool parking lot repair, National night out

A. FINANCIAL REPORT

Review of Financial Statements: The financial statements for the period ending June 30, 2024 were reviewed. At that date the Association had cash balances of \$66,997 in operating and \$78,192 in reserves. Total operating income of \$131,654 and expenses of \$144,922 resulted in a deficit of \$13,268.

Accounts receivable as of August 14, 2024 was \$52,594.

VII. BOARD OF DIRECTORS FORUM

Discussed Pcard issue and National night out

The board reviewed current Violations

We are currently working on getting quotes for a Marquee Sign to be placed in the neighborhood entrance

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. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:00PM

APPROVED

DATE