

COPPER LAKES HOMEOWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD MEETING OF THE BOARD OF DIRECTORS OF COPPER LAKES HOMEOWNERS' ASSOCIATION HELD ON AUGUST 31, 2023 5:00 P.M. AT COPPER LAKES CLUBHOUSE 17333 LONGENBAUGH, HOUSTON, TX.

DIRECTORS PRESENT:

Jeff Hackworth, President
Michael Harris, Vice-President
Stephen Smalley, Treasurer
James (Jim) Robertson, Secretary
Robert Garrett, Director

MANAGEMENT IN ATTENDANCE:

Ry Reid, PCAM, CMCA, AMS Inframark

CALL TO ORDER:

Due to notice being given and a quorum being present, the meeting was called to order at 5:14 PM.

EXECUTIVE SESSION:

The Board discussed the updating of the lake and the water used to fill the lake.

The Board reviewed an appeal for the installation of a fence XXX616.

The Board reviewed an appeal for installation of a driveway XXX148. A motion was made to deny this appeal, second and approved.

The Board discussed the installation of windows and exterior painting with a Resident. A motion was made to approve this appeal, seconded, and approved.

The Board discussed exterior colors in the community. Mr. Reid asked if the Board knew of any other homes in the community with dark exterior painting. The Responded that there are other homes in the community with dark exterior painting. Mr. Reid stated he would pass this information to the ARC Department.

HOMEOWNER FORUM:

Questions were asked concerning posting of minutes, irrigation repairs, why items on the agenda are continuously tabled and playground repairs.

Mr. Thompson, Events Coordinator, requested the Board approve a spending limit of \$500.00 for events. The Board invited Mr. Thompson to the next Board Workshop.

Deputy Pecot provided a brief update on the MUD Security Contract.

All items on the Agenda for Section 8 were approved by the Board.

The Board is following up with Lake Pro concerning the condition of the lake.

The Board discussed the issue with the AC error showing up on the system.

A motion was made to approve the Native Area clean up, second and approved by the Board.

The Board is checking on the availability of the 25X camera and move the 4k camera to the front of the building.

The Board requested Inframark provide a proposal for the Porter Services offered by Inframark.

MUD UPDATES:

The Board gave an update on MUD 173 inspection of pipes in the lakes.

No updates for MUD 156.

MEETING MINUTES:

All previous minutes were tabled for further review.

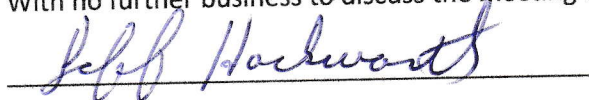
FINANCIALS:

Managing agent presented financials through the end of July 2023.

NEW BUSINESS:

ADJOURN:

With no further business to discuss the meeting was adjourned at 9:30PM



Director

