

COPPER LAKES HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
DATE: February 27, 2024
TIME: 5:00PM EXECUTIVE SESSION (CLOSED TO RESIDENTS)
7:15PM OPEN BOARD MEETING (OPEN TO RESIDENTS)
LOCATION: COPPER LAKES CLUBHOUSE
17333 Longenbaugh, Houston, TX 77095

AGENDA

Call to Order 5PM

1. EXECUTIVE SESSION (5:00PM – 7:00PM) - BOARD MEMBERS ONLY, CLOSED TO RESIDENTS

* Residents must arrange with Inframark to be added to Executive Session.

- 1.01 2024 Budget
- 1.02 Clubhouse Electrical
- 1.03 Pools Service Contract
- 1.04 Lake Management Contracts
- 1.05 Pocket Parks Fences
- 1.06 Fines Policy
- 1.07 Delinquent Accounts and DR Violations
 - a. Delinquent Accounts
 - b. Payment Plan Defaults
 - c. DR Violations: Appeal XXX140 fence color. XXX925 Construction Status xxx925
 - d. Matters in Legal pending HOA Response: Trustee Change XXX898 , xxx010, xxx396, xxx326, xxx85
- 1.08 By-Law Review
- 1.09 Other Urgent Matters

2. OPEN BOARD MEETING (7:15PM – 9:00PM) - OPEN TO RESIDENTS (Sign In 7:00PM)

3. Residents' Open Forum (7:15PM – 7:45PM Max.)

Speakers present must sign in before meeting and will have up to 5 minutes each to speak, Resident Forum will be 30 minutes total. At 7:45PM or upon completion of the last speaker, the meeting is closed to comments from the floor in order to expedite the business of the Board. OPEN FORUM WILL NOT BE REOPENED ONCE CLOSED.

4. Executive Session Summary

5. Updates

- 5.01 MUD Updates
- 5.02 HCSO Updates
- 5.03 West Rd Brick Wall Construction & Landscaping Costs Recovery
- 5.04 Gated Section Vehicle Gates Operation
- 5.05 Clubhouse Entry Door Operator Replacement
- 5.06 Gated Section Pedestrian Gate Closers
- 5.07 Splash Pad East Gate Closure

6. Approve and Sign Prior Meeting Minutes

- 6.01 December 14, 2023

7. Financial Update – Dec and Year End 2023

8. Ratify Anything Approved Between Meetings

8.01 Other Pending Ratifications

9. Business

- 9.01 HOA Common Areas Mapping
- 9.02 Holiday Decoration Contest
- 9.03 Reserve Study Update
- 9.04 2024 Budget
- 9.05 Courts Improvements (surface rework, and lights & awning replacement,)
- 9.06 Longenbaugh Amenities Fence Repairs
- 9.07 Copper Lakes Key Card Replacement
- 9.08 Clubhouse Front Door Water Drainage
- 9.09 Perimeter Brick Wall
- 9.10 Landscaping
- 9.11 Gated Section Vehicle Operation System Status
- 9.12 Lake Management Services
- 9.13 Pocket Park Fences
- 9.14 Fines Policy
- 9.15 By Laws Review
- 9.16 Other Urgent Matters

Adjourn 9:00 PM