

**COPPER LAKES HOMEOWNERS ASSOCIATION, INC.**  
**2019 ANNUAL MEETING**  
**MINUTES**  
**NOVEMBER 19, 2019**

A meeting of the membership of Copper Lakes Homeowners Association, Inc. was held at 7:00 p.m. at the West Houston Church of Christ, 17100 West Rd., Houston, TX 77095 (Chapel).

Present: Marc Jones  
Steve Wright  
Paul Maner

Angela Bumann, Inframark  
Linda Norred, Inframark

**CONFIRM QUORUM AND CALL TO ORDER**

Management announced that a 10% quorum (or 141 members) was required for the meeting and that quorum was not established. The Association has a recorded resolution to adjourn and reconvene to reduce the quorum requirement by ½ (one-half) of the requirement of the previously adjourned meeting, until a quorum is represented. The association adjourn and reconvened 1 (one) time to reach quorum requirement of 5% quorum of members represented in person or by proxy.

The meeting was called to order at approximately 7:00 PM.

**MINUTES FOR 2018 ANNUAL MEETING**

A motion was made and seconded to approve the minutes of the 2018 Annual Meeting with changes, the motion was approved unanimously.

**NOMINATIONS FROM THE FLOOR**

The floor was opened to nominations. The following persons were nominated from the floor: Michael Harris and Jeff Hackworth, with no further nominations, the floor was closed to nominations.

**CANDIDATE INTRODUCTION**

Ted Green, Marc Jones, Paul Maner, Yuliya Velikova, Michael Harris, and Jeff Hackworth gave a brief introduction to the membership in attendance. Linda Norred collected the ballots. Managing agent called for a volunteer to assist with the counting ballots.

**FINANCIAL PRESENTATION**

Paul Maner reviewed the 2019 financials, the approved budget for 2020 and took questions from those in attendance.

**COMMUNITY UPDATES**

Board President Marc Jones reviewed accomplishments by the Board during the past year. Close cooperation with the both MUD Boards had proven beneficial to the community in a number of ways. Major accomplishments included:

- MUD – Clubhouse, Splash Pad, Longenbaugh Recreation Improvements
- Recycling Program
- Initiated Tree Maintenance Program with Yellowstone Arborist

- West Road (JADE RIDGE) Pool Deck Repair and Pool Re-Plaster
- Brick wall repair
- Walk Bridge Renovation
- Funding Reserve as Recommended by the Reserve Study
- Delinquency Rate Under 2%

### **GENERAL DISCUSSION**

A general discussion and question and answer period followed.

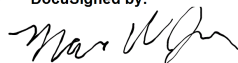
### **ELECTION OF THREE DIRECTORS**

Managing agents presented the election results, Marc Jones and Paul Maner were elected to three-year terms, Michael Harris was elected to a one-year term.

### **ADJOURNMENT**

There being no further business the meeting was adjourned at approximately 8:15 P.M.

DocuSigned by:



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Signature

1/20/2021

Date