

COPPER LAKES HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
DATE: November 12, 2024
TIME: 6:00 PM EXECUTIVE SESSION (CLOSED TO RESIDENTS)
7:00 PM OPEN BOARD MEETING (OPEN TO RESIDENTS)
LOCATION: COPPER LAKES CLUBHOUSE
17333 Longenbaugh Drive, Houston, TX 77095

AGENDA

Call to Order 6 PM

1. EXECUTIVE SESSION (6:00 PM – 7:00 PM) - BOARD MEMBERS ONLY, CLOSED TO RESIDENTS

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

- 1.01 Delinquent Accounts and DR Violations
 - a. Delinquent Accounts:
 - b. Appeal Hearing:
 - c. Payment Plan Defaults:
 - d. DR Violations: Fences Contiguous to HOA Property
 - e. Matters in Legal pending HOA Response: One Foreclosure
- 1.02 2025 Annual Assessment and Budget
- 1.03 Holiday Mingle Event
- 1.04 By-Law Amendments and By-Laws Updating
- 1.05 Town Hall Meeting
- 1.06 Annual Meeting Planning
- 1.07 Storms Recovery Update
- 1.08 Mosquito Contract
- 1.09 Landscaping Proposals – Landing, Gated, Native Areas Phase 2, Emerald Hollies, Tree Trimming, etc.
- 1.10 Landscape Contract
- 1.11 Pool Decking Repair Longenbaugh Proposal
- 1.12 Other Urgent Matters

2. OPEN BOARD MEETING (7:00 PM – 8:10 PM) - OPEN TO RESIDENTS (Sign In 7:00 PM)

3. Residents' Open Forum (7:10 PM – 7:30 PM Max.)

Speakers present must sign in before the meeting and will have up to 3 minutes each to speak, Resident Forum will be 20 minutes total. At 7:30 PM 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 HCSO Updates
- 5.02 MUD Updates

6. Approve and Sign Prior Meeting Minutes

- 6.01 August, October 2024

7. Financial Update – September 2024

8. **Ratify Anything Approved Between Meetings**

- 8.01 Playground Repairs - \$16,637
- 8.02 Holiday Mingle Event \$5,349 / Pavilion & Clubhouse Decorations \$4,860 for 2024 and \$5,160 for 2025.
- 8.03 Other Ratifications

9. **Business Updates**

- 9.01 Holiday Mingle Event
- 9.02 Perimeter Brick Wall Inspection Next Steps
- 9.03 Storm Recovery
- 9.04 Entrance Signs
- 9.05 HOA Common Areas Mapping

New Business

- 10.01 By-Law Amendments and Updating (Removal of a Board Member)
- 10.02 Mosquito Contract
- 10.03 Landscaping Contract
- 10.04 Pool Decking Repair Longenbaugh Proposal
- 10.05 Landscape Proposals
- 10.05 Other Urgent Matters

Adjourn 8:10 PM