

**COPPER LAKES HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES**  
**January 16, 2014**

A meeting of the Board of Directors of Copper Lakes Homeowners Association, Inc. was held at 11:00 a.m. at the offices of Planned Community Management, Inc. ("PCMI"), 15995 N. Barkers Landing, Suite 162, Houston, Texas 77079.

Present: Aron Austin  
Marc Jones  
Stephen Wright  
Tim Miller

Absent: Mike Trapnell

Guest(s): HCSO Deputy  
Angela Bumann, Planned Community Management, Inc.

**Confirm quorum and call to order**

Quorum was confirmed and the meeting to order at 11:10A.M.

**Meeting Minutes**

**Approval of Prior Meeting Minutes**

Board of Directors reviewed minutes from October 17<sup>th</sup>, October 24<sup>th</sup>, October 29<sup>th</sup> and November 15<sup>th</sup>; a motion was made to approve the minutes and seconded and minutes approved unanimously.

**Board Positions**

Tabled until May. All potential candidates to be attendance at the March meeting.

**HCSO Report**

HCSO deputy presented information and answered questions from Board Members.

**Tree Trimming Proposal**

A motion was made to approve the Jones Road tree trimming proposal \$1472.20, seconded and approved unanimously.

**Light Inspection Proposals and Schedule**

A motion was made to approve the estimate CMI-13-110 and CMI-13-111, seconded and approved unanimously.

**Landscape Contracts**

Tabled. Managing agent to request additionally reporting added to the contracts.

**Lake Pro Proposal**

A motion was made to approve the panel enclosure proposal \$1,828.60, seconded and approved unanimously.

**Landscape Improvements**

No discussion.

**Landscape/Irrigation Reporting**

Board has requested a month report with a spreadsheet per meter indicating invoice number, repair, with attached map of the location of all repairs to be submitted monthly

**ARC Changes**

Tabled.

**Fencing Requirements**

Tabled.

**Recycling Survey Results**

Presented to the Board.

**ARC Report**

Presented to the Board.

**Treasurer's Report**

Presented to the Board.

**Block Captain/Community Events Reports**

Presented Jessica Andersen's report to the Board.

**Communications Report**

No discussion.

**Directory Report**

No discussion.

**Grounds & Maintenance/Pool & Courts Report**

Steve Sicheluff's report present to the Board. Managing will handle action items.

**Safety & Security Report**

Tim Miller presented information regarding safety and security to update the community newsletter/website.

**MUD Report**

Marc Jones presented information to the Board.

**Property Manager Report**

Presented Annual Calendar, will be presented at each meeting.

Action Items sent to Board monthly.

Deed Restriction report.

**Cypress Mosquito Control 2014 Proposal**

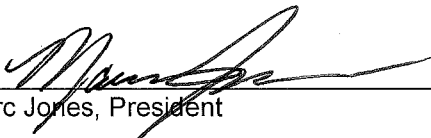
A motion was made to approve the mosquito control contract for 2014 \$112.35 plus tax per application, seconded and approved unanimously.

**Elaine Comb Tax & Audit Proposal**

A motion was made to approve the tax and audit contract for 2014 \$112.35 plus tax per application, seconded and approved unanimously.

**Adjourn**

There being no further business the meeting was adjourned at 2:05P.M

  
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Marc Jones, President

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Marc Jones  
Tim Miller

Absent: Mike Trapnell

Guest(s): Angela Bumann, Planned Community Management, Inc.

**Confirm quorum and call to order**

Mr. Jones confirmed quorum and the meeting to order at 2:10P.M.

**8415 Castle Pond Ct**

A motion was made to send account to attorney due to mildew on the home, seconded and approved unanimously.

**8107 Cottonwood Trail**

No discussion.

**8702 Hollow Banks**

A motion was made to deny variance; fence must be modified to meet the 6ft requirement and the dog-eared style, removing the top rail. Per the documents fence replacement must be with similar materials, finishes, and construction details as used in the existing fence.

**No Bid or Bid Foreclosure**

A motion was made to approve bidding on foreclosures from this date forward, seconded and approved unanimously.

**17306 Country Brook Lane**

A motion was made to approve authorization to file a lawsuit for expedited foreclosure, seconded and approved unanimously.

**17210 Sandestine**

A motion was made to approve authorization to file a lawsuit for expedited foreclosure, seconded and approved unanimously.

**17431 Crosscove Ct.**

A motion was made to approve authorization to file a lawsuit for expedited foreclosure, seconded and approved unanimously.

**17218 Shallow Lake Lane**

A motion was made to approve authorization to file a lawsuit for expedited foreclosure, seconded and approved unanimously.

**17602 Sunbriar Lane**

A motion was made to approve authorization to file a lawsuit for expedited foreclosure, seconded and approved unanimously.

**16823 Laguna Springs Dr.**

A motion was made to approve authorization to file a lawsuit for expedited foreclosure, seconded and approved unanimously.

**17403 Nighthaven Ct.**

A motion was made to waive all unpaid interest, Board will accept up to a 11 month payment plan, seconded and approved unanimously.

**Adjournment**

There being no further business the meeting was adjourned at 3:07P.M.

  
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Marc Jones, President