

**COPPER LAKES HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MONDAY AUGUST 28, 2014**

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

PRESENT

Aron Austin
Vincent Johnson
Marc Jones
Tim Miller
Stephen Wright (Joined by phone)

ALSO PRESENT

Michael Meagher, PCAM, representing the managing agent, Planned Community Management.
Sara Clark, ALPC
Matt Hablitzel, Harris County Constable

The meeting was called to order at about 11:00 AM.

MINUTES

The Board approved minutes for the July 28, 2014 Board Meeting.

MEETING WITH SARA CLARK, ALPC

Sara Clark, representing the landscape management firm, ALPC, met with the Board to discuss several proposals to improve landscaping in the community. The Board unanimously approved the proposals.

FINANCIAL REVIEW

The Board reviewed the financial reports for July.

8511 STAR HOLLOW APPEAL

The Board reviewed and approved an application for six Japanese Pencil Holly Trees planted in rows along both sides of the driveway.

POOL STATUS UPDATE

The Board discussed operations of the pools during the past season. There seemed to be more complaints this year and the Board would like to have representatives of Houston Recreation Management at the next meeting. The contract will be reviewed and consideration given to moving to another company.

Bids will be solicited for re-plastering the pools at the Longenbaugh location and painting the water features at the West Road splash park. An epoxy material will be needed for the water features.

UPDATE ON GROW HOUSES

The previous tenants have moved out and work is being done on the houses.

HARRIS COUNTY DEPUTY MATT HABLIZEL

Deputy Hablazel noted that he may be able to start soon with an offer for home safety inspections, geared toward making recommendations for crime prevention and avoiding victimization by criminals. When he is approved and ready to offer this service, it can be included in the newsletter.

CITY MAINTENANCE LIGHTING IMPROVEMENTS

The Board discussed a proposal drafted by City Maintenance to improve the lighting of the monument signs at the Cypress Laurel entrance. Once the lighting is installed at this location and any needed modifications are completed, the association will approach the MUD's about funding for this and some other entrances that need improvement. The Board approved City Maintenance for the Cypress Laurel entrance.

WALMART CONSTRUCTION – HOMEOWNER REQUEST FOR WALL

Some neighboring homeowners have inquired about the possibility of building a wall for visual and sound screening of the neighboring homes. President Jones reported that this had been discussed at a recent MUD meeting and he will approach local Walmart representatives to see if they would be willing to construct a wall along the border of their property.

STREETLIGHT REQUEST ON LAGUNA SPRINGS

A couple residents of the cul-de-sac on Laguna Springs Court have asked about installing another streetlight for better lighting. Management will contact CenterPoint about the cost and feasibility.

TREE PRUNING FOR SCHOOL BUSES

Cy-Fair ISD reported that some trees on East Copper Lakes are hanging too low over the street for school bus clearance. Management will arrange for pruning and report to the school district transportation office.

PRELIMINARY BUDGET DISCUSSION

The Board considered expenses that will need to be incorporated into the draft budget for 2015. Additional income is expected due to the association's tax exemption and refunds of taxes paid since the effective date of the exemption. The CPA will seek refund of past taxes. Upcoming expenses to be considered may include pool repairs, updated monument lighting and electricity costs associated with add streetlights.

Director Austin will set up a meeting with Rick Haddock about developing a conceptual plan for a clubhouse. The Board approved spending up to \$2,500 on this.

FALL GARAGE SALE

The Board set October 18th as the date of the fall community garage sale.

ANNUAL MEETING PLANS

Management will contact the West Houston Church of Christ to arrange for the annual meeting on November 11th, 13th or 20th. Directors Tim Miller & Steve Wright have agreed to stand for re-election, as their terms are expiring.

APPOINTMENT OF NEW DIRECTOR

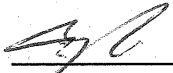
The Board approved appointment of Martin Arnold as director, effective at the end of the current meeting, to replace resigning director, Aron Austin, who is moving from Copper Lakes. Mr. Arnold will serve the remainder of Director Arnold's term.


SCHEDULE NEXT BOARD MEETING

The next meeting is scheduled for Thursday, October 23, 2014.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 2:00 PM.

SUBMITTED: 
Michael Meagher
Recording Secretary

APPROVED: 
DATE: 10-23-14