

**COPPER LAKES HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY OCTOBER 23, 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

Martin Arnold
Vincent Johnson
Marc Jones
Tim Miller
Stephen Wright

ALSO PRESENT

Michael Meagher, PCAM, representing the managing agent, Planned Community Management
Matt Hablitzel, Harris County Constable
Bill Cholewin & Grant Almquist with Houston Recreation Management

The meeting was called to order at about 11:30 AM.

REVIEW OF POOL SEASON

The Board discussed the recently completed pool season with Bill Cholewin and Grant Almquist of Houston Recreation Management. A couple Directors thought there were more complaints than usual about the pools and the guard staff.

There were complaints about the pools not being kept clean and stocked and on one occasion, a pool did not open because there was not enough chlorine on hand. On other occasions, pools were kept closed because of recent lightening in the area. Several homeowners complained of being denied admittance when their card would not work and no alternative was offered.

The association purchased a power washer so the duck droppings could be frequently washed from the Longenbaugh pool deck, but that was not being done often enough.

A suggested solution was offered when access cards do not work and someone asserts they are an eligible member. A lifeguard can let them in, take down the information from their ID and tell them to contact PCMI about their card the next business day.

Bill Cholewin reported their most frequent complaint is that the Longenbaugh pool water was not clean. Other than the ducks, he said the real problem is the pool needs to be re-surfaced. Although there have not been any pop-offs, there is etching in the

plaster, which has come to the end of its useful life. We will work on bids to have this done in the off-season.

MINUTES

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

FINANCIAL REVIEW

The Board reviewed the financial reports for September.

LIGHTING IMPROVEMENTS

New fixtures have been installed at the Cypress Laurel entrance, but they have too much spotlight effect, as opposed to floodlighting, so refinements are needed.

WALMART CONSTRUCTION

President Jones has sent a written request and is working with Walmart officials to convince them to build a wall like the one at the north end of the property along the rest of the property line where there are homeowner wood fences now. He has also addressed time of day for deliveries, noise and lighting that will negatively affect neighboring homeowners.

STREETLIGHT REQUEST FOR LAGUNA SPRINGS

Management was asked to make contact with a representative of CenterPoint for a proposal to install the requested light.

HARRIS COUNTY DEPUTY MATT HABLIZEL

Deputy Hablitzel has recently received a couple minor reports from homeowners. One involved a weed eater stolen from a garage and there were also a few thefts in Copperfield that were cleared when someone was caught trying to pawn stolen goods. Otherwise, the community has been pretty quiet overall.

MUD UPDATES

President Jones reported that MUD 156 is evaluating a possible expansion of the Longenbaugh pool complex to include a meeting space and additional facilities and the Board reviewed conceptual plans.

The Board also reviewed plans for a pocket park on a vacant lot in Section 17 and for a sidewalk with landscaping along Osiris Core Lane. The park was approved as described in option three of the plans presented. The sidewalk was approved in Reserve A of Section 17, including landscape improvements and irrigation. Both projects are subject to execution of documentation.

LAKE PRO CONTRACT RENEWAL

The Board approved the agreement with Lake Pro for 2015.

PROPOSAL TO ADD THREE WABASH TRASH CANS

The Board approved purchase and installation of three Wabash trash cans with the precise locations to be determined by Marc Jones and Steve Sicheluff.

BUDGET FOR 2015

The Board reviewed a draft budget for 2015, along with supporting documentation. Various line items and scenarios were discussed and the Board approved the budget with the assessment remaining at \$810 per home plus \$300 for the homes in the gated section.

ANNUAL MEETING PLANS

Plans were discussed for the annual meeting coming up on Thursday, November 20th. In order to encourage proxies and meeting attendance, gift cards will be purchased to be awarded by a drawing at the end of the meeting.

SCHEDULE NEXT BOARD MEETING

The next meeting is the annual meeting scheduled for Thursday, November 20, 2014.

ADJOURNMENT

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

SUBMITTED: 

Michael Meagher
Recording Secretary

APPROVED: 

DATE: 1-29-15