

**COPPER LAKES HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
THURSDAY MARCH 26, 2015**

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 TX 77079.

**PRESENT**

Martin Arnold  
Marc Jones  
Stephen Wright  
Eli Zlotnik

**ALSO PRESENT**

Michael Meagher, PCAM, representing the managing agent, Planned Community Management

The meeting was called to order by Marc Jones at about 11:10 AM.

**SARA CLARK – ALPC**

The Board met with Sara Clark and approved an additional 36 flats of seasonal color to fill in areas that need more plants to be consistent. Ideas were discussed for plantings along the new fence being installed at the West Road pool. Sara was given direction and will sketch out other options.

**MINUTES**

The Board approved minutes for the January 29, 2015 Board Meeting.

**FINANCIAL REVIEW**

The Board reviewed the financial reports for February.

**LIGHTING IMPROVEMENTS**

President Jones is still working on an option that will create a "flood" effect on the entry monuments, as opposed to spot lighting.

**WALMART CONSTRUCTION**

President Jones reported that Walmart will be installing shades on the parking lot lights to reduce light spillover onto neighboring properties. They are also reducing the total number of deliveries from 32 to 18 and trying to avoid late night and early morning hours. There is still no resolution on the wall.

**PROPERTY AT END OF WHEAT CROSS**

The property owner could not attend this meeting.

**HARRIS COUNTY SHERIFF**

*TRANSFERRED*

No deputy was present at this meeting. Deputy Hablazel has retired. President Jones has met the new deputy.

**MUD UPDATES**

The MUD is still working on sidewalks being installed along Wheat Cross. A traffic light will be installed on West Road at Wheat Cross and the handicap ramps had to be reconfigured to accommodate the intersection improvements. There will be a special MUD meeting at 5:00 PM on April 6<sup>th</sup> at Sterling Country Club.

MUD 156 has been installing a pocket park, which had to be re-designed somewhat to accommodate utility easements.

**CHRISTMAS DECORATIONS**

The Board approved a revised proposal from Deck the Halls- Decorative Plants Inc. to create and install decorations starting this year.

**PROPOSALS TO REPLENISH PLAYGROUND SURFACES**

After reviewing proposals to replenish the playground surfaces at all community parks, the Board approved a proposal from A-1 Playground Surfacing.

**TENNIS COURT RESURFACING**

The Board reviewed a proposal from CL Sports to resurface the tennis courts once the fence is replaced. Management was asked to solicit another proposal for comparison.

**ENGAGEMENT LETTER FOR 2014 AUDIT**

The Board approved an engagement with Elaine Combs, CPA to do the independent audit for 2014.

**DUCK REMOVAL**

The Board discussed the problems created by ducks at the Longenbaugh pool. Their presence at the pool creates an unsightly mess and health hazards. Management will pursue further discussions with contractors about ways to move as many ducks as possible away from the lakes adjacent to the Longenbaugh pool. None will be moved from the West Road lake.

**PROPOSALS TO REPLASTER LONGENBAUGH POOLS**

After reviewing three proposals, the Board approved Pools by Dallas (who happened to be the low bidder) to re-plaster the Longenbaugh pool and the wading pool will be added to their proposal.

**EXECUTIVE SESSION**

The Board adjourned to Executive Session to discuss pending legal matters and to provide direction to management on same. At the conclusion of the Executive Session, The Board returned to regular session.


**SCHEDULE NEXT BOARD MEETING**

The next meeting is scheduled for Thursday, May 28, 2015 at 11:00 AM.

**ADJOURNMENT**

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

SUBMITTED:   
Michael Meagher  
Recording Secretary

APPROVED:   
DATE: 5-28-15