

COPPER LAKES HOMEOWNERS ASSOCIATION, INC.

MINUTES OF THE BOARD MEETING OF THE BOARD OF DIRECTORS OF COPPER LAKES HOMEOWNERS ASSOCIATION HELD ON SEPTEMBER 26, 2019 AT INFRAMARK 2002 WEST GRAND PARKWAY NORTH, SUITE 100, KATY, TX 77449

DIRECTORS PRESENT:

Marc Jones, President
Stephen Wright, Vice President
Eli Zlotnik, Treasurer
Paul Maner, Secretary
Tim Schoppe, Member at Large

MANAGEMENT IN ATTENDANCE:

Angela Bumann, Inframark
David Berk, Holt & Young

CALL TO ORDER:

Due to notice being given and a quorum being present, the meeting was called to order at 11:00AM.

HOMEOWNER FORUM:

None present for open session.

SECURITY UPDATE

HCSO deputy present to update on occurrences in the community.

VERIZON

Paula Correa, Foresight, gave an update on the small cell tower proposal.

ISCH

Rob Stern, ICSH, attended the meeting to discussion access gates at Longenbaugh recreation center.

MUD UPDATE

A MUD Update was given by Marc Jones and Paul Maner regarding completed, pending and upcoming projects.

CONSIDERATION OF THE MINUTES OF PREVIOUS MEETING:

The minutes of the meeting of the Board of Directors held in August 2019 were reviewed and approved as presented.

FINANCIAL UPDATE

Financials ending 8/31/19 were presented to the Board.

OLD BUSINESS/NEW BUSINESS:

A motion was made to approve the 2020 budget, seconded and approved unanimously.

A motion was made to approve the 2020 assessment at \$850 and \$300 Section 8, seconded and approved unanimously.

A motion was made to approve collections 2/7 reminder, 3/7 demand, and legal in April upon expiration of the demand letter, seconded and approved unanimously.

A motion was made to approve standard payment plan of 20% down, three months to pay, seconded and approved unanimously.

Perimeter fence tabled.

A motion was made to ratify the approval of Lake Pro Proposal – North Lake Fountain 2, seconded and ratified unanimously.

Pool insurance requirements tabled.

Reserve study proposal tabled.

A motion was made to approve the resignation of Eli Zlotnik as of 11-1-19, seconded and approved unanimously.

A motion was made to approve City Maintenance walk bridge proposal \$1,466, seconded and approved unanimously.

A motion was made to approve the 2019 Nomination Letter, seconded and approved unanimously.

A motion was made to approve 2019 annual meeting with legal counsels' updates, seconded and approved unanimously.

EXECUTIVE SUMMARY:

A motion was made to deny variance request for account XXX777, seconded and denied unanimously. Board sent a counter to the variance requested.

A motion was made to deny variance request for account XXX288 seconded and denied unanimously. Board presented a counter offer on the variance to bring the modification into compliance.

XXX579 tabled.

XXX536 tabled.

A motion was made to approve payment plan as presented and waive some fees for account XXX065, seconded and approved unanimously.

A motion was made to approve Authorization to file a Lawsuit for Judicial Foreclosure for account XXX946, seconded and approved unanimously.

A motion was made to approve variance request as presented for account XXX840, seconded and approved unanimously.

A motion was made to approve variance request as presented for account XXX673, seconded and approved unanimously.

ADJOURN:

With no further business to discuss the meeting was adjourned at 3:00PM.



Director

2-6-20

Date