

COPPER LAKES HOMEOWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD MEETING OF THE BOARD OF DIRECTORS OF COPPER LAKES HOMEOWNERS' ASSOCIATION HELD ON APRIL 26, 2023 5:00 P.M. AT COPPER LAKES CLUBHOUSE 17333 LONGENBAUGH, HOUSTON, TX.

DIRECTORS PRESENT:

Jeff Hackworth, President
Michael Harris, Vice-President
Stephen Smalley, Treasurer
Inger-Berit Eilersten, Director at Large (left at the end of ES at 7:15PM)
James (Jim) Robertson, Secretary

MANAGEMENT IN ATTENDANCE:

Angela Bumann, Inframark
Ry Reid, Inframark

CALL TO ORDER:

Due to notice being given and a quorum being present, the meeting was called to order at 5:00PM.

EXECUTIVE SESSION:

Lake Pro in attendance to discuss condition of the lake.

Code of Conduct presented to Board for review and comments in future meeting.

XXX421 rescheduled due to homeowner

XXX940 rescheduled due to homeowner

A motion was made to approve the Authorization to file Lawsuit for Judicial Foreclosure for account XXX430, seconded and approved unanimously.

A motion was made to approve the ARC variance as requested for account XXX092, seconded and approved unanimously.

A motion was made to approve request for DRV fine waiver for account XXX658, seconded and approved unanimously.

A motion was made to deny the ARC variance as requested for account XXX312, seconded and denied unanimously.

A motion was made to approve extension on the Texas Pride contract through 8/31/2023, seconded and approved unanimously.

Foreclosure process tabled.

An update was given on the clubhouse electrical status.

A motion was made to approve A-Beautiful pools contract with modifications as presented, seconded and approved unanimously.

A motion was made to approve A-Beautiful pool schedule for Longenbaugh and West Rd. approved as presented, seconded and approved unanimously.

Amenity access form tabled for modifications.

Camera legal opinion review tabled.

Inger-Berit Eilersten resigned, effective immediately, and departed meeting.

HOMEOWNER FORUM:

Owners present had questions regarding the following: lake issues, lake chemicals, ducks, and ARC Committee volunteers.

EXECUTIVE SESSION:

A summary of the executive session was given to those residents in attendance, discussion with Lake Pro on the condition of the lakes, there were two hearings rescheduled, one authorization to file lawsuit for judicial foreclosure approved, one ARC variance approved, one ARC variance denied, and one a fine waiver approval.

MUD UPDATES:

Jeff Hackworth gave an update on MUD 173 inspection of pipes in the lakes.

No updates for MUD 156.

HCSO UPDATES:

Deputy Pecot updates on community activities: mailbox theft and delivery theft. Also, update on tips for stay safe and avoid theft.

MEETING MINUTES:

A motion was made to approve with changes March 2023 meeting minutes, seconded and approved unanimously.

FINANCIALS:

Managing agent presented financials through the end of March 2023.

NEW BUSINESS:

HCSO Home Security Alarm Permit Requirements/Fines – Sgt. Pyles.

Ratifications: The Board ratified the following:

Lake pro 3-15-2023 \$5,989.13

ALPC 4-3-2023 \$666.12

Jolt Proposal – Longenbaugh Equipment Room \$2,645.00

Integrity Floor Proposal – West Rd. \$5,450.00

Lake Pro 3-8-2023 \$11,488.64 tabled.

A motion was made to approve Holt & Tollett agreement, seconded and approved unanimously.

A motion was made to approve Marathon Mosquito contract for May 1st – November 15th, seconded and approved unanimously.

Gordan Safe & Lock Longenbaugh pool gate maglock proposal tabled.

A motion was made to approve Power Pressure Wash for the Longenbaugh pressure wash proposal \$1,275, seconded and approved unanimously.

A motion was made to approve the Royal Signs proposal for tennis court awning and signage \$4,838.35, seconded and approved unanimously.

An update was given on the condition of the Waterford and Longenbaugh lakes.

Lake Pro 3-8-2023 carp proposal tabled.

A motion was made to approve the ALPC glade tree trimming proposals \$800, seconded and approved unanimously.

Copper Lakes tree trimming proposals tabled.

Copper Lakes Longenbaugh tree removal proposal tabled.

Shallow Lake Ln & Copper Haven Ln tree trimming proposal tabled.

Laguna Springs park proposal tabled.

Gable Glen pocket park proposal tabled.

McKenna park proposal tabled.

Topo survey proposal tabled.

City Maintenance W. Copper Lakes esplanade light proposal tabled.

City Maintenance boat park light proposal tabled.

City Maintenance light proposals tabled.

Light inspection proposal tabled.

ADJOURN:

With no further business to discuss the meeting was adjourned at 9:30PM

Director