

COPPER LAKES HOMEOWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD MEETING OF THE BOARD OF DIRECTORS OF COPPER LAKES HOMEOWNERS' ASSOCIATION HELD ON May 31, 2023 5:00 P.M. AT COPPER LAKES CLUBHOUSE 17333 LONGENBAUGH, HOUSTON, TX.

DIRECTORS PRESENT:

Jeff Hackworth, President (Left Meeting @ 8:44pm)
Michael Harris, Vice-President
Stephen Smalley, Treasurer
James (Jim) Robertson, Secretary

MANAGEMENT IN ATTENDANCE:

Ry Reid, PCAM, CMCA, AMS, Inframark

CALL TO ORDER:

Due to notice being given and a quorum being present, the meeting was called to order at 5:16PM.

EXECUTIVE SESSION:

The Board discussed the Code of Conduct. Board requested inclusion of Board members acting in a professional manner at all times, for example HOA Events, Board Meetings, etc. Board stated all Board Members should review the Code of Conduct annually. Board also added that any documentation concerning the Association must be returned upon leaving the Board or upon request of the Board.

Board stated that changing passwords to all required accounts should be considered. Inframark can notify the Board when passwords are needing to be changed. Board stated the passwords should be changed when there is a Director change over.

All Board Members should disclose any relations with any vendor Associated with the Association. Reviewing and signing of the Code of Conduct should be a requirement prior to assuming any Director position on the Board.

Board discussed, with a Homeowner, the parking of a vehicle in the driveway blocking the sidewalk. Blocking of the sidewalk could create an ADA issue for those Owners who attempt to use the sidewalk. A Board member made a motion to have the vehicle removed from the sidewalk after 30 days if not operable, seconded, and unanimously approved.

Board member stated he is waiting on an amendment from the trash collection service to finalize new contract.

Board tabled the Security Camera Policy.

Board discussed the Architectural Control Review (ARC) requirements. Specifically, if Inframark can improve the working on the ARC Conditional Approval letters to include regulatory bylaws, specifications and regulations.

A Board member stated the pressure washing proposal for the pool decks and pool house will be sent out by the Board shortly. This will include a soft wash of all playground equipment. Board is also waiting on a proposal to repair the clubhouse ceiling.

Board adjourned the Executive Session at 7:15pm.

HOMEOWNER FORUM:

An owner stated tree limbs from the playground are leaning on his roof and requested the Association trim those limbs back. The Board stated the Homeowner could trim the limbs back himself.

Owner stated the Townsquare documentation needs to be updated as minutes and financials are missing. Owner also stated Board Members should lead by example with not parking vehicles overnight in the streets and tree maintenance.

Owner asked about the problem the Association is having with ducks and if the Association is taking any action. The Board is discussing options for ducks.

Owner asked if there is an issue with the fountains not working. The Board stated that a new fountain has been ordered and two others are in need of repair. The fountains will be back in operation within two weeks.

EXECUTIVE SESSION SUMMARY:

Mr. Reid provided a summary of the Executive Session which included discussion of the Code of Conduct, changing passwords, disclosure of relationship with Association Vendors, parking of vehicles, tabling of the security camera, ARC Requirements and pressure washing of playground equipment.

MUD UPDATES:

The Board gave an update on MUD 173 inspection of pipes in the lakes.

No updates for MUD 156.

HCSO UPDATES: (discussed in executive session, deputy Pecot not present for this)

Deputy Pecot discussed an issue with a dog off leash, traffic issued. There was also a discussion on Rentals and Air B&Bs. The Board stated they would contact legal to discuss the limits that could be applied to rentals and Air B&B rentals.

MEETING MINUTES:

A motion was made to approve as corrected the April 26, 2023 meeting minutes, seconded and approved unanimously.

FINANCIALS:

Mr. Reid presented financials through the end of April 2023.

OLD BUSINESS:**Lake Issues**

The Board stated that a replacement fountain would cost \$15,000.00. There is one fountain that needs motor replacement at a cost of \$2,800.00 each. A Board member will obtain proposals for the additional lake treatment from other vendors. Lake Management Company stated that one treatment was sufficient to remove the weed issue and guaranteed this issue is gone. The Board will write a proposal for submission for the Lake Management Contract.

Board made a motion to accept the Airmax ½ hp 200 feet cord conditional on the inclusion of a shielded cable for nutria, seconded, and approved.

Board tabled the Grass Carp purchase, Boy Scout Flag program and Landscaping items. Board will conduct a workshop to review all landscaping matters.

A motion was made to approve City Maintenance to replace the lighting at W. Copper Lakes and Longenbaugh, North side proposal and a second was given and approved by the Board (Board member not present for vote).

A motion was made to approve the City Maintenance repair on E. Copper Lakes light pole, seconded, and approved by Board.

ADJOURN:

With no further business to discuss the meeting was adjourned at 9:00PM

Director