

COPPER LAKES HOMEOWNERS' ASSOCIATION, INC.
MINUTES OF THE BOARD MEETING OF THE BOARD OF DIRECTORS OF COPPER LAKES HOMEOWNERS'
ASSOCIATION HELD ON NOVEMBER 9, 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
James (Jim) Robertson, Secretary
Robert Garrett, Director

MANAGEMENT IN ATTENDANCE:

Shannon Cook CMCA, AMS Inframark, Angela Bumann, PCAM, CMCA, AMS, Inframark

CALL TO ORDER:

Due to notice being given and a quorum being present, the meeting was called to order at 5:10 PM.

EXECUTIVE SESSION:

Board made a motion, seconded, and unanimously approved to keep the Annual assessments at \$1,050.

The budget for 2024 is still being worked.

Board made a motion, seconded, and approved by the majority to send accounts owing \$500 or more to legal.

Inframark Community website was discussed.

Board discussed Porter service options. Management will look into the cost of half days versus full days.

Board discussed the West Road vehicle damage to brick wall and landscaping. A motion was made, seconded, and unanimously approved to Brick Restorations proposal provided they can start the job in a timely manner.

Board discussed the Clubhouse electrical. A Board member agreed to write up the specs for all that needs to be completed and send to management so we can get apples to apples proposals.

Board discussed the pool services and proposals for repairs. A Board member agreed to look into the needed repairs further.

Board discussed current Lake Management contract. One new proposal has been received from Lake Management and the Solitude proposal will be sent over to management by a Board member.

Board discussed exterior colors and shingle colors for the Community. We will look online for more options with lighter paint colors included.

A motion was made, seconded, and unanimously approved for Marathon contract for mosquito control in 2024.

A motion was made, seconded, and unanimously approved for Auction at Foreclosure Sale on account XXX813.

A motion was made, seconded, and unanimously approved for Foreclosure of account XXX520.

A motion was made, seconded, and unanimously approved for Foreclosure of account XXX295.

A motion was made, seconded, and unanimously approved for Foreclosure of account XXX047.

A motion was made, seconded, and unanimously approved for Foreclosure of account XXX602.

A motion was made, seconded, and unanimously approved for Foreclosure of account XXX421.

HOMEOWNER FORUM:

No owners were present.

MUD UPDATES:

There were no MUD updates

MEETING MINUTES:

A motion was made, seconded, and unanimously approved to approve the October meeting minutes.

FINANCIALS:

Managing agent presented financials through the end of October 2023.

RATIFICATIONS:

Sign ordered for Clubhouse to place in front while reservations are ongoing \$136.55

Four Landscaping Proposals Approved

- a. Pool Pump House Bed install \$1,355.09
- b. Irrigation Repair \$2,283.24
- c. Pool Bermed Bed \$993.85
- d. Dead Tree Removal \$990.00

NEW BUSINESS:

A motion was made, seconded, and unanimously approved for ALPC to complete dead tree removals Islands on Longenbaugh \$660 Stump Grind \$130

The Glade, if not already complete \$720 Stump Grind \$80 if same day \$160 if not

Pine tree removal in Gated section \$11,020 Stump Grind \$1,330

Dead tree removal and Stump Grinding \$13,970

Request ALPC send proposal for deep root tree fertilization of distressed trees only

Clubhouse entry door repair – To be presented at next meeting

Pedestrian gates repairs - Motion, second, unanimously approved for up to \$1,300 – awaiting vendor response.

Lake management proposals Management to obtain proposals for Board review

ADJOURN:

With no further business to discuss the meeting was adjourned at 8:56 PM

Director