

COPPER LAKES HOMEOWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD MEETING OF THE BOARD OF DIRECTORS OF COPPER LAKES HOMEOWNERS' ASSOCIATION HELD ON FEBRUARY 16, 2022 AT 7:00 P.M. AT THE COPPER LAKES CLUBHOUSE, 17333 LONGENBAUGH, HOUSTON, TX 77095.

DIRECTORS PRESENT:

Jeff Hackworth, President
Paul Maner, Secretary
Michael Harris, Treasurer
Inger-Berit Eilersten, Director

DIRECTORS ABSENT:

Marc Jones, Vice President

MANAGEMENT IN ATTENDANCE:

Angela Bumann, Inframark

CALL TO ORDER:

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

HOMEOWNER FORUM:

Owners present had questions regarding the tennis courts and pickle ball courts.

MUD UPDATE:

Jeff Hackworth, Inger-Berit and Paul Maner provided MUD updates. Andrew Schiro was in attendance to discuss the motel and apartment developments in the area.

MEETING MINUTES:

A motion was made to approve the January 2022 meeting minutes, seconded, and approved unanimously.

FINANCIALS:

Managing agent presented financials through the end of January 2022.

NEW BUSINESS:

A motion was made to approve proceeding with tennis court reservation system as discussed, noting the courts as 1 & 2, seconded and approved unanimously.

Tabled Yellowstone maintenance proposal for revision in March.

Tabled Longenbaugh lake spillway/outfall leak.

A motion was made to approve the Lake Pro Fountain #4 repair, seconded and approved unanimously.

A motion was made to add a tenant portion to the clubhouse rental form, seconded and approved unanimously.

A motion was made to approve the A-Beautiful 2022 contract as addended, seconded and approved unanimously.

A motion was made to approve the S & S proposal to pressure wash the clubhouse, seconded, and approved unanimously.

A motion was made to ratify the previous approval of 2022 garage sale dates of April 9th and October 15th, seconded, and ratified unanimously.

A motion was made to approve the Inframark addendum adding monthly meetings to the Inframark contract, seconded, and approved unanimously.

West Road pool facility repair and maintenance proposals tabled for Board review.

A motion was made to approve securing proposals for kiddie mulch (engineered wood), seconded and approved unanimously.

A motion was made to approved Marathon Pest for Mosquito Control contract at one application per week, seconded and approved unanimously.

A motion was made to approve Jim Robertson as the Pool and Court Committee chair, seconded, and approved unanimously.

A motion was made to approve job 32461 & 32462 for new pool signs, seconded and approved unanimously.

A motion was made to ratify the approval from Sundial Services tree removal at 17333 Longenbaugh, totaling 10 trees, seconded and ratified unanimously.

EXECUTIVE SESSION:

A motion was made to conditionally approve the request for the pipe to remain in present location as long as the drainage issues do not change, due to rain or other conditions, for account XXX638, seconded, and approved unanimously.

A motion was made to approve Authorization to File a Lawsuit for Judicial Foreclosure for account XXX237, seconded, and approved unanimously.

A motion was made to deny Authorization to File a Lawsuit for Judicial Foreclosure for account XXX346, seconded, and denied unanimously.

A motion was made to approve sending the account XXX821 to legal for Deed Restrictions, seconded and approved unanimously.

A motion was made to approve sending the account XXX969 to legal for Deed Restrictions, seconded and approved unanimously.

A motion was made to approved Authorization to File a Lawsuit for Judicial Foreclosure for account XXX813, seconded, and approved unanimously.

A motion was made to approve Authorization to File a Lawsuit for Judicial Foreclosure for account XXX938, seconded, and approved unanimously.

A motion was made to approve Authorization to File a Lawsuit for Judicial Foreclosure for account XXX756, seconded, and approved unanimously.

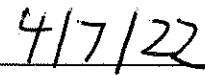
A motion was made to approve Authorization to File a Lawsuit for Judicial Foreclosure for account XXX574, seconded, and approved unanimously.

ADJOURN:

With no further business to discuss the meeting was adjourned at 3:30PM



Director



Date