

COPPER LAKES HOMEOWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD MEETING OF THE BOARD OF DIRECTORS OF COPPER LAKES HOMEOWNERS' ASSOCIATION HELD ON APRIL 7, 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 7PM.

HOMEOWNER FORUM:

Owners present had questions regarding the following: ARC, landscape, pressure washing deed restrictions, and apartment/hotel. The HOA will post more information on the website, to keep people informed about our activities and status.

HCSO UPDATE:

Deputy Pecot gave an update on activity in the community.

MUD UPDATE:

Jeff Hackworth, Paul Maner and David Tinney provided MUD updates.

MEETING MINUTES:

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

FINANCIALS:

Managing agent presented financials through the end of February 2022.

NEW BUSINESS:

West Rd pool facility repair/maintenance proposals tabled.

A motion was made to approve Sundial Service mulch kiddie mulch installation \$17,600, seconded and approved unanimously.

A motion was made to approve the Uretex proposal \$7,500, seconded and approved unanimously.

A motion was made to approve the Sound by Design proposal 951, seconded and approved 3 to 1.

A motion was made to approve Clubhouse Rental form as revised and presented, seconded, and approved unanimously.

A-Beautiful Pool Contract amendment tabled.

Pressure washing proposals tabled.

A motion was made to approve Yellowstone tree fertilization \$3,696 seconded and approved unanimously.

A motion was made to approve Yellowstone proposal tree work West Rd. \$2,040 seconded and approved unanimously.

Longenbaugh restroom doors tabled.

Pickleball/tennis courts tabled.

A motion was made to ratify the following:

ALPC irrigation proposal 3-8-2022

Marathon Pest Control Quarterly Pest Control Clubhouse

seconded and ratified unanimously.

Next Board meeting date 5/3/2022 at 11AM.

EXECUTIVE SESSION:

Authorization to File a Lawsuit for Judicial Foreclosure for account XXX086 tabled.

A motion was made to approved Authorization to File a Lawsuit for Judicial Foreclosure for account XXX539, seconded, and approved unanimously.

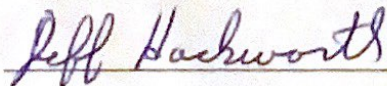
A motion was made to deny Authorization to File a Lawsuit for Judicial Foreclosure for account XXX501, seconded, and denied unanimously.

A motion was made to deny the request to waive fees on account XXX207 seconded and denied unanimously. A motion was made to approve a hold on account XXX207, seconded and approved unanimously.

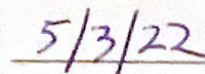
XXX979 tabled for legal information.

ADJOURN:

With no further business to discuss the meeting was adjourned at 10.45PM



Director



Date