

COPPER LAKES HOMEOWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD MEETING OF THE BOARD OF DIRECTORS OF COPPER LAKES HOMEOWNERS' ASSOCIATION HELD ON JUNE 22, 2022 AT 6:00 P.M. AT THE COPPER LAKES CLUBHOUSE, 17333 LONGENBAUGH, HOUSTON, TX 77095.

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**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 6PM.

**EXECUTIVE SESSION:**

A motion was made to approve the variance request as presented for account XXX881, seconded and approved unanimously.

A motion was made to approve variance with multiple conditions XXX086, seconded and approved unanimously.

A motion was made to approve a partial waiver for account XXX940, seconded and approved 3 to 1.

A motion was made to approve payment plan request as presented for account XXX756, seconded and approved unanimously.

XXX635 tabled.

A motion was made to approve a partial waiver of fees with conditions for account XXX930 seconded and approved unanimously.

A motion was made to approve Michael Harris as the Vice President/Treasurer and Marc Jones as Director at Large, seconded and approved unanimously.

Summary of Executive Session given to members in attendance.

**HOMEOWNER FORUM:**

Owners present had questions regarding the following: drought/watering schedule apartment/hotel development. The HOA will post more information on the website, to keep people informed about our activities and status.

**HCSO UPDATE:**

Not present.

**MUD UPDATE:**

No update given.

**LANDSCAPE COMMITTEE UPDATE:**

Inger-Berit Eilersten gave an update on landscape and irrigation items.

**POOL/COURTS COMMITTEE UPDATE:**

Jim Robertson presented proposals for West Rd pool house roof.

**MEETING MINUTES:**

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

**FINANCIALS:**

Managing agent presented financials through the end of May2022.

**NEW BUSINESS:**

A motion was made to ratify the following:

ALPC Topsoil \$1,150

ALPC Kiddie Mulch \$2,280

ICSH Re-Wire \$1,340

seconded and ratified unanimously.

A motion was made to terminate contracts for re-bidding for the following contracts:

Trash & Recycling – 7/31/2022 send and re-bid

Section 8 Gate Contract – 7/20/2022 send and re-bid

Recreation Gate Contract – 11/20/2022 send and re-bid

Landscape Maintenance – Tabled

Pools – Tabled

seconded and approved unanimously.

A motion was made to approve West Rd pool house roof proposal from Adept \$50,400 seconded and approved unanimously.

Section 8 gate operators tabled.

A motion was made to approve splashpad hours of 7AM -9PM, seconded and approved unanimously.

A motion was made to approve ALPC Copper Lakes Wheatcross \$18,777.16, seconded and approved unanimously.

ALPC Waterford and Glade, Longenbaugh and Barker Cypress/Longenbaugh tabled.

A motion was made to approve Yellowstone tree proposal for Section 8 and Glade \$780.00, seconded and approved unanimously.

A motion was made to approve Best Under Pressure \$3,000 proposal, seconded and approved unanimously.

A motion was made to approve Power Pressure Wash \$1,025 proposal, seconded and approved unanimously.

Jade Ridge brick wall tabled.

A motion was made to invoice Ansco for ALPC invoice \$928.25, seconded and approved 3 to 1.

Landscape Workshop tabled.

Committee policies tabled.

Clubhouse rental review tabled.

A motion was made to approve invoicing MUD 156 quarterly beginning 1-2022 for glade mowing, seconded and approved unanimously.

A motion was made to approve no change in the ALPC and Lake Pro trash removal, seconded and approved unanimously.

Next Board meeting date /2022 at 7PM.

**ADJOURN:**

With no further business to discuss the meeting was adjourned at 10:06PM

  
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Director

\_\_\_\_\_  
Date