

COPPER LAKES HOMEOWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD MEETING OF THE BOARD OF DIRECTORS OF COPPER LAKES HOMEOWNERS'  
ASSOCIATION HELD ON MARCH 16, 2023 5:00 P.M. AT COPPER LAKES CLUBHOUSE 17333  
LONGENBAUGH, HOUSTON, TX.

---

**DIRECTORS PRESENT:**

Jeff Hackworth, President  
Stephen Smalley, Treasurer  
Inger-Berit Eilersten, Director at Large  
James (Jim) Robertson, Secretary

**DIRECTORS ABSENT:**

Michael Harris, 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 5:06PM.

**EXECUTIVE SESSION:**

A motion was made to approve a Board workshop monthly seconded and approved unanimously.

A motion was made approve the temporary variance as requested for account XXX482, seconded and approved unanimously.

XXX421 rescheduled.

A motion was made to approve variance as requested and fine waiver for account XXX318, seconded, and approved unanimously.

A motion was made to approve the Authorization to Auction Property at Foreclosure Sale for account XXX938, seconded, and approved unanimously.

A motion was made to approve the Authorization to File a Lawsuit for Judicial Foreclosure for account XXX086, seconded, and approved unanimously.

A motion was made to approve the Authorization to File a Lawsuit for Judicial Foreclosure for account XXX743, seconded, and approved unanimously.

A motion was made to approve the Authorization to File a Lawsuit for Judicial Foreclosure for account XXX717, seconded, and approved unanimously.

A motion was made to approve the Authorization to File a Lawsuit for Judicial Foreclosure for account XXX091, seconded, and approved unanimously.

A motion was made to approve the Authorization to File a Lawsuit for Judicial Foreclosure for account XXX250, seconded, and approved unanimously.

Clubhouse Rental Form & Inspection tabled.

A motion was made to approve \$600 for ABP contract legal review, seconded and approved unanimously.

Trash and recycling contract amendment & inspection update tabled.

New Board Meeting proposals tabled.

**HOMEOWNER FORUM:**

Owners present had questions regarding the following: street parking, suspicious activity, brick wall and other issues.

**EXECUTIVE SESSION SUMMARY:**

A summary of the executive session was given to those residents in attendance, there were two variance requests approved, one authorization for foreclosure sale, and five authorizations to file lawsuit for judicial foreclosure.

**HCSO UPDATE:**

Deputy Pecot gave an update to the community happenings.

**MUD UPDATES:**

Jeff Hackworth gave an update on MUD 173 inspection of pipes in the lakes.

No updates for MUD 156.

**HCSO UPDATES:**

Deputy Pecot updates on community activities: mailbox theft and delivery theft. Also, update on tips for stay safe and avoid theft.

**MEETING MINUTES:**

A motion was made to approve with changes December 2022 and January 2023 meeting minutes, seconded and approved unanimously.

**FINANCIALS:**

Managing agent presented financials through the end of January 2023.

**NEW BUSINESS:**

HCSO Home Security Alarm Permit Requirements/Fines – Deputy Tilley no in attendance.

A motion was made to approve previously ratified:

Garage Sale Dates 4/22 & 10/20

Elaine Combs engagement agreement \$2,200

Waterford Like Chemicals Proposal cost was only estimated.

Copper Shore picnic table removal \$500

Seconded and ratified unanimously.

ABP Pool contract tabled.

West Rd Restroom & Storage floor proposal from Integrity Floor Coatings tabled.

Longenbaugh Pool equipment electrical proposal from Jolt Electric \$2,645 did not pass with a vote of 2 to 1.

A motion was made to approve the Gordan Safe & Locking Inc. camera proposal \$3,895 for Longenbaugh pool, seconded and approved unanimously.

A motion was made to approve the Gordan Safe & Locking Inc. camera proposal \$3,895 for Jade Ridge pool, seconded and approved unanimously.

A motion was made to approve the Gordan Safe & Locking Inc. intercom system proposal \$3,762 for Section 8, seconded and approved unanimously.

Boy Scout flag program tabled.

A motion was made to approve a Blood Drive on April 29<sup>th</sup>, seconded, and approved unanimously.

Mosquito control tabled.

Native areas tabled.

Yellowstone tree trimming proposal tabled.

ALPC contract tabled.

A motion was made to approve the Lake Pro proposal North Lake Fountain lights \$2,510, seconded and approved unanimously.

A motion was made to approve the Lake Pro proposal Clubhouse South Lake Middle fountain \$3,558.99, seconded and approved unanimously.

Lake Pro proposal Clubhouse South Lake Aqua Air Ultra 3 Aeration System tabled.

Additional Chemical Treatments South Clubhouse Lake tabled.

Lake Pro contract tabled.

Copper Shore Park ALPC sod proposal tabled.

Texas Pride Service update.

Board meeting dates tabled.

**ADJOURN:**

With no further business to discuss the meeting was adjourned at 9:24PM

*Jeff Hachworth*

4/26/23

Director