

COPPER LAKES HOMEOWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD MEETING OF THE BOARD OF DIRECTORS OF COPPER LAKES HOMEOWNERS' ASSOCIATION HELD ON January 25, 2022 AT 7:00 P.M. AT THE COPPER LAKES CLUBHOUSE, 17333 LONGENBAUGH, HOUSTON, TX 77095.

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**DIRECTORS PRESENT:**

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

**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 no questions or concerns during the open forum.

**MUD UPDATE:**

Jeff Hackworth, Inger-Berit and Paul Maner provided MUD updates regarding, Weathermatic issues/warranty, reviewing map areas of responsibility for the MUD/HOA.  
Pct. 3 link is on the websites for sidewalk repairs.

**MEETING MINUTES:**

A motion was made to approve the October 2021 meeting minutes, seconded, and approved unanimously.

**FINANCIALS:**

Managing agent presented financials through the end of December 2021.

**NEW BUSINESS:**

A motion was made to approve the ALPC approval at Queenston and Island Manor, seconded and approved 4 to 1 abstention.

Tabled Yellowstone Cypress Tree removal for more quotes.

Tabled Yellowstone maintenance proposal for revision in February.

A motion was made to approve Yellowstone to remove dead trees in the area of Cross Springs and pine tree removal at Longenbaugh/Cranbrook Hollow, seconded and approved 4 to 1 abstention.

A motion was made by the for the Board to set up a vendor metrics for monitoring the vendor performance, seconded, and approved 4 to 1 abstention.

Tabled Longenbaugh lake spillway/outfall leak.

Tabled pool contracts.

A motion was made to ratify the prior approval for the FreePoint 56-month electricity contract, seconded and ratified 4 to 1 abstention.

Tabled 2022 expiring contracts.

Tabled Clubhouse Rental Policy (tenants)

Tabled Clubhouse Video System Upgrade

Tabled Camera Longenbaugh and West Rd facilities

A motion was made to Elaine Combs 2021 tax agreement, seconded and approved 4 to 1 abstention.

Tabled Pressure Washing proposals.

A motion was to ratify the previous approval of the following:

City Maintenance West Rd. Lighting proposal  
Tennis Trash Container  
2022 Reserve Funding

seconded and approved 4 to 1 abstention.

Tabled Inframark addendum for revisions.

**EXECUTIVE SESSION:**

A motion was made to approve Authorization to Auction Property at Foreclosure for account XXX946, seconded, and approved 4 to 1 abstention.

A motion was made to approve Authorization to File A Lawsuit for Judicial Foreclosure for account XXX908, seconded, and approved 4 to 1 abstention.

A motion was made to deny Authorization to File A Lawsuit for Judicial Foreclosure for account XXX539 seconded and denied 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 approve Authorization to Auction Property at Foreclosure for account XXX499, seconded, and approved 4 to 1 abstention.

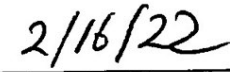
Tabled XXX346

Tabled XXX237

**ADJOURN:**

With no further business to discuss the meeting was adjourned at 11:00PM.

  
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Director

  
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Date