

COPPER LAKES HOMEOWNERS ASSOCIATION, INC.

MINUTES OF THE BOARD MEETING OF THE BOARD OF DIRECTORS OF COPPER LAKES HOMEOWNERS ASSOCIATION HELD ON JULY 29, 2021 AT 3:00P.M. AT THE COPPER LAKES CLUBHOUSE, 17333 LONGENBAUGH, HOUSTON, TX 77095.

---

**DIRECTORS PRESENT:**

Marc Jones, President  
Tim Schoppe, Secretary  
Mike Harris, Vice President  
Paul Maner, Treasurer  
Jeff Hackworth, 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 3:02P.M.

**HOMEOWNER FORUM:**

Owners present for meeting discussed pickle ball courts and common area issues.

**MUD UPDATE:**

Marc Jones and Paul Maner provided MUD updates. Deputy Pecot was in attendance to give an update and answered questions.

**MEETING MINUTES:**

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

**FINANCIALS:**

Managing agent presented financials through the end of June 2021.

**NEW BUSINESS:**

A motion was made to ratify the approve of the following items:

- ALPC Rut & Irrigation Damage \$928.68
- Cypress Creek Pest Control Ant Treatment at the Clubhouse
- Best Production WCL Monument Repair \$3,950
- Yellowstone Tree removal Cross Springs \$1,420
- Pools by Dallas Spray Deck installation \$1,750.00
- A-Beautiful Leak Detection Repair - \$1,725.00

A motion was made to approve Landscape Committee and Community Event resolutions, seconded and approved unanimously.

A motion was made to approve A-Beautiful proposal for AED equipment at each pool \$2,184 each pool, seconded, and approved unanimously.

A motion was made to approve Always in Season three-year agreement for holiday décor lit option \$10,488.94, seconded, and unanimously.

A motion was made to approve adding outlets and electric service at monuments as needed for holiday décor, seconded, and approved unanimously.

A motion was made to approve Gotcha Covered Proposal GC418A-2019-755 \$4,587.47, seconded and approved unanimously.

Lake Pro North Lake Waterfall/Spout pump repair proposal tabled.

Yellowstone tree proposal tabled.

A motion was made to approve Holt & Young preparing new legislation policies (swimming pool enclosures, large contract, security measures, religious display, DRV hearing, ARC hearing), management certificate and ARC policy \$1,272, seconded and approved unanimously.

Trash and recycling proposals tabled.

A motion was made to approve the Fence ARC guidelines as presented for recording, seconded, and approved unanimously.

**EXECUTIVE SESSION:**

A motion was made to approve a variance with conditions for account XXX328, seconded and approved unanimously.

A motion was made to approve closing violation with changes made for account XXX091, seconded, and approved unanimously.

**ADJOURN:**

With no further business to discuss the meeting was adjourned at 7:17 PM.

  
\_\_\_\_\_  
Director

10-14-21  
\_\_\_\_\_  
Date