

**COPPER LAKES HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY MAY 28, 2015**

A meeting of the Board of Directors of Copper Lakes Homeowners Association, Inc. was held at 11:00 AM at the offices of Planned Community Management, Inc. ("PCMI"), 15995 N. Barkers Landing, Suite 162, Houston TX 77079.

PRESENT

Martin Arnold
Vincent Johnson
Marc Jones
Stephen Wright
Eli Zlotnik

ALSO PRESENT

Michael Meagher, PCAM, representing the managing agent, Planned Community Management

The meeting was called to order by Marc Jones at about 11:00 AM.

LAKE PRO

The Board met with Patrick Kohleffel and Steve Arrington of Lake Pro. They discussed pros and cons of repair versus replacement for the Clubhouse North fountain. The Board approved the proposal to replace it with a three horsepower Aqua Control Select Series 2 Display Aerator Fountain.

Mr. Kohleffel also described chemical treatments that can be used to control undesirable vegetation or to eliminate algae. None of the chemicals used have a negative effect on fish population. Fish kills can occur due to a few natural occurrences. Lake Pro can do a fish survey in the fall if the Board desires. The only benefit of fish stocking is recreational.

VISTA EQUITIES

The Board met with Dana Garnett & Amanda Cook of Vista Equities, along with their architect. Vista is planning to develop the remaining portion of the property south of Longenbaugh, on the east side of Barker Cypress. They asked the Board to approach an encroachment on the association's landscape easement. In return, they will provide trees or scrubs to screen that side of the property.

The Board discussed their needs, asked questions and agreed to look into it further, including advice from legal counsel. Board members will visit the site and meet via conference call on Wednesday, June 3rd.

MINUTES

The Board approved minutes for the March 26, 2015 Board Meeting.

FINANCIAL REVIEW

The Board reviewed the financial reports for April. Over 94% of the current year assessments have been collected. Those who are delinquent have been sent two rounds of certified notices. The second round went out in mid-April. The Board discussed when accounts should be forwarded to the attorneys and gave management direction on same.

The coding of expenses to GL codes 5310-5385 will be reviewed for any possible re-classes needed.

LIGHTING IMPROVEMENTS

President Jones is still waiting on the lighting representative.

WALMART CONSTRUCTION

President Jones reported that there have been further discussions with Walmart and we are now waiting on corporate approval to fund a new taller fence along the portion of the property that now has wooden fences.

HARRIS COUNTY SHERIFF

There have been discussions between the two MUD's over patrol coverage.

MUD UPDATES

President Jones showed the Board the latest revisions of plans to improve the Longenbaugh pool complex, including a splash pad, pavilion and clubhouse.

TEMPORARY CONSTRUCTION EASEMENT

The Board reviewed a request from Harris County for a temporary construction easement needed for installation of a traffic light and crosswalk at West Road and Wheat Cross. Action was deferred pending further discussion and investigation of the possibility of upgrading the light posts.

ALPC PROPOSAL FOR PLANTINGS ALONG FENCE AT WEST ROAD POOL

The Board reviewed a revised proposal for planted beds anchored by clusters of crepe myrtles, with various plants and boulders. These would improve the appearance and add privacy to the pool. Management was asked to get a firm quote from ALPC to add a matching bed along the east facing fence. The Board approved including the additional bed if the total cost is no more than 150% of the original bid.


SCHEDULE NEXT BOARD MEETING

The next meeting is scheduled for Thursday, July 23, 2015 at 11:00 AM.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 1:50 PM.

SUBMITTED:  _____
Michael Meagher
Recording Secretary

APPROVED:  _____
DATE: 7-30-15