

COPPER LAKES HOMEOWNERS ASSOCIATION, INC.

MINUTES OF THE BOARD MEETING OF THE BOARD OF DIRECTORS OF COPPER LAKES HOMEOWNERS ASSOCIATION HELD ON
SEPTEMBER 24, 2015 AT 11:30 A.M. AT PCMI 15995 N. BARKERS LANDING, SUITE 162 HOUSTON TX 77079

DIRECTORS PRESENT:

Marc Jones, President
Stephen Wright, Secretary
Martin Arnold, Director
Vincent Johnson, Director
Eli Zlotnik, Director

MANAGEMENT IN ATTENDANCE:

Michael Meagher, Property Manager, PCMI
Emma Deatherage, Property Manager, PCMI

CALL TO ORDER:

Due to the notice being given and a quorum being present, the meeting was called to order. President, Marc Jones presided and Emma Deatherage assisted in recording the minutes.

RESIDENT FORUM/OPEN SESSION:

Homeowner, Paul Miner

CONSIDERATION OF MINUTES OF PREVIOUS MEETING:

The minutes of the meeting of the Board of Directors held on July 30, 2015 were reviewed and approved as presented.

TREASURE'S REPORT:

The Board reviewed the August 2015 financial statement presented.

OLD BUSINESS:/NEW BUSINESS:

The Board discussed the fence to be installed by Walmart. Walmart is currently reviewing fence contractor's agreement.

Director Eli Zlotnik inquired on the homeowners' fence backing up to the north side of the commercial land owned by previous developer.

PCMI reported several hundred ducks and their eggs were removed from the community. The expense was more than expected, approximately \$16,000. An ongoing removal should be planned for the community.

PCMI reported the sales tax refund around \$72,000 has not been received as of yet. This amount was posted in the draft 2016 Proposed Budget.

The Board discussed a replacement for retired Deputy Franklin. Several names were discussed. The Board will inquire with the MUD Districts and Harris County Sheriff's Captain on the candidates available to fill this position.

The Board discussed the open chairman position in the Security Committee. Two candidates have shown interest in the position. The Board decided to place Todd Smith as the Chairman and Patricia Zlotnik as a member of the Security Committee.

The Board review the request from MUD District 156 to assume responsibility for the operation and maintenance of the irrigation facilities at the amenity/detention pond located in Copper Lakes, Section 14, and along the northern side of the detention channel, called The Glades, within the District. The Board agreed to accept the proposal from the MUD 156 assuming responsibility to pay for the irrigation water with stipulation the Association would have the

AW ability to take back the responsibility of the maintenance at any time. ~~NOTE: This was confusing, but I think they ultimately decided Marc could accept the proposed idea if the MUD would pay for the water for those areas.~~

The Board discussed the proposals presented for pool management. HRH, Lone Star and A-Beautiful Pool submitted proposals for the 2015-2016 management of the pool. The Board requested PCMI to arrange a meeting with A-Beautiful Pool to discuss the details further.

The Board reviewed the proposal submitted for shelters over seating areas in the Tennis Court Area. The Board approved the proposal from CL Sports for \$4,748 to install 2 benches and awnings.

The Board reviewed the 2016 Proposed Budget presented by PCMI. The Board made noted changes to the duck removal expense and the modification of the fence area to prevent duck nesting. PCMI will make noted changes and revise budget accordingly. The budget was approved as revised.

The 2015 Annual Meeting of Members was discussed. The Board agreed on the new date for the meeting, Tuesday November 17th at 7:00 P.M. PCMI will confirm availability at the church. Meeting notices will be sent to the Board for prior approval.

EXECUTIVE SESSION:

Reconvene in Open Session/Report on Actions approved in Executive Session not above.

- Delinquency Report – Board discussed noted accounts and agreed actions will be taken.
- Compliance Report – no actions made.
- Attorney Status Report – No actions taken.

NEXT MEETING SCHEDULED AND ADJOURNMENT:

There being no other business, the meeting adjourned at 9:20 P.M. Next scheduled meeting is the Annual Meeting of Members on November 17, 2015 at 7:00 P.M.

AGREED AS WRITTEN:

A. Wright
Director

1/28/16
Date