

COPPER LAKES HOMEOWNERS ASSOCIATION, INC.

MINUTES OF THE BOARD MEETING OF THE BOARD OF DIRECTORS OF COPPER LAKES HOMEOWNERS ASSOCIATION HELD ON AUGUST 15, 2019 AT INFRAMARK 2002 WEST GRAND PARKWAY NORTH, SUITE 100, KATY, TX 77449

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**DIRECTORS PRESENT:**

Marc Jones, President  
Stephen Wright, Vice President  
Eli Zlotnik, Treasurer  
Paul Maner, Secretary  
Tim Schoppe, Member at Large

**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 11:00AM.

**HOMEOWNER FORUM:**

None present.

**SECURITY UPDATE**

HCSO deputy present to update on occurrences in the community.

**YELLOWSTONE UPDATE**

Ryan Evans, Yellowstone Arborist, gave an update of the trees in the community.

**TEXAS PRIDE RECYCLING**

Kevin Atkinson, Texas Pride, attended the meeting to discussion recycling.

**MUD UPDATE**

A MUD Update was given by Marc Jones and Paul Maner regarding completed, pending and upcoming projects.

**CONSIDERATION OF THE MINUTES OF PREVIOUS MEETING:**

The minutes of the meeting of the Board of Directors held in May 2019 were reviewed and approved as presented.

**FINANCIAL UPDATE**

Financials ending 7/31/19 were presented to the Board.

**OLD BUSINESS/NEW BUSINESS:**

A motion was made to ratify the approval of the Yellowstone \$4,480.00, seconded and approved unanimously.

A motion was made to ratify the approval of the draining the Longenbaugh pool during the remainder of construction due to no water access, seconded and approved unanimously.

2018 Federal taxes were presented and signed.

Perimeter fence tabled.

A motion was made to approve recycling as presented by Texas Pride \$2.85 per home 18-gallon bin with a dissolve clause at a rate for uncollected bins of \$.28 per home, including an amendment to current trash collection for three years beginning October 1<sup>st</sup>, seconded and approved unanimously.

A motion was made to approve Best Production brick wall \$1,550, seconded and approved unanimously.

A motion was made to approve the ALPC proposal for Queenston & Longenbaugh car damage \$1,758.60, seconded and approved unanimously.

A motion was made to approve Pavement Maintenance proposal \$3,610, seconded and approved unanimously.

A motion was made a motion to approve BCH reviewing the pool contract for insurance language, seconded and approved unanimously.

Pest control alligators and bees tabled.

A motion was made to contact Harris County to install a "No Outlet" sign at Brighton Lake, seconded and approved.

ICSH Longenbaugh proposal tabled.

Clubhouse form tabled.

2020 budget tabled.

2020 collections tabled.

**EXECUTIVE SUMMARY:**

A motion was made to approve payment plan as proposed for account XXX635, seconded and approved unanimously.

A motion was made to approve a counter offer payment plan for account XXX652, seconded and approved 4 to 1 abstaining.

Account XXX840 tabled.

A motion was made to deny variance as presented, counter variance approved for account XXX177, seconded and denied unanimously.

A motion was made to deny variance request for account XXX935, seconded and denied unanimously.

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

A motion was made to approve Authorization to file a Lawsuit for Judicial Foreclosure for account XXX946, seconded and approved 4 to 1 abstaining.

XXX065 tabled.

A motion was made to approve closing the violation for account XXX932, seconded and approved unanimously.

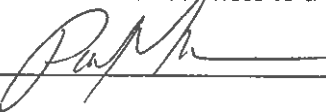
A motion was made to deny waiving fees for account XXX596, seconded and denied unanimously.

XXX821 signed.

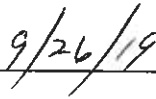
XXX673 tabled.

**ADJOURN:**

With no further business to discuss the meeting was adjourned at 3:36PM.

  
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Director

  
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Date