

COPPER LAKES HOMEOWNERS ASSOCIATION, INC.

MINUTES OF THE BOARD MEETING OF THE BOARD OF DIRECTORS OF COPPER LAKES HOMEOWNERS ASSOCIATION HELD ON SEPTEMBER 22, 2017 AT PCMI 2002 WEST GRAND PARKWAY NORTH, SUITE 100, KATY, TX 77449

DIRECTORS PRESENT:

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

MANAGEMENT IN ATTENDANCE:

Angela Bumann, PCMI

CALL TO ORDER:

Due to notice being given and a quorum being present, the meeting was called to order at 11:00AM.

SECURITY UPDATE

NONE

MUD UPDATE

A MUD Update was given by Marc Jones.

CONSIDERATION OF THE MINUTES OF PREVIOUS MEETING:

The minutes of the meeting of the Board of Directors held in August 2017 were reviewed and approved as presented.

TREASURER'S REPORT:

The Board reviewed the August 2017 financial statement presented.

OLD BUSINESS/NEW BUSINESS:

A motion was made to approve the Cypress Creek Pest Control contracts for Longenbaugh and West Road pools at \$110.25 plus re-bait at \$55.00 each, seconded and approved unanimously.

A motion was made to approve the fence guidelines as amended, seconded and approved unanimously.

A motion was made to approve the Annual Meeting date for November 28th, seconded and approved unanimously.

A motion was made to approve the 2018 Budget as presented, seconded and approved unanimously.

A motion was made to approve the 2018 assessment at \$810 and \$1,100 (\$810 plus \$300) for Section 8 (gated), seconded and approved unanimously.

A motion was made to approve payment plan authorization for STES at 20% down and 3 months payments, seconded and approved unanimously.

Townsquare website and mailout tabled.

A-Beautiful 2018 pool season contract tabled.

A motion was made to approve the Longenbaugh pump room roof replacement proposal from City Maintenance at \$4150.00, seconded and approved unanimously.

A motion was made to approve the repair of the monument at West Copper Lakes, North side of Longenbaugh as proposed by Best Productions at \$3,800.00, seconded and approved unanimously.

A motion was made to approve the repair to the column at across from the YMCA on Queenston as proposed by McKenna Construction at \$600, seconded and approved unanimously.

A motion was made to deny the proposal to remove ducks at the Longenbaugh recreation area, seconded and denied unanimously.

A motion was made to ratify the following decisions:

A-Beautiful Repair #10357 - \$1,013.45

Grant Easement

Seconded and approved unanimously.

EXECUTIVE SUMMARY:

A motion was made to ratify the following decision:

Denial of the ARC application for XXX873

seconded and Approved unanimously.

A motion was made to made to approve the authorization to file a lawsuit for expedited foreclosure for account XXX349, seconded and approved unanimously.

A motion was made to made to approve the authorization to file a lawsuit for expedited foreclosure for account XXX091, seconded and approved unanimously.

A motion was made to made to approve the authorization to file a lawsuit for expedited foreclosure for account XXX364, seconded and approved unanimously.

A motion was made to made to approve the authorization to file a lawsuit for expedited foreclosure for account XXX072, seconded and approved unanimously.

A motion was made to made to approve the authorization to file a lawsuit for expedited foreclosure for account XXX984, seconded and approved unanimously.

A motion was made to made to approve the authorization to file a lawsuit for expedited foreclosure for account XXX142, seconded and approved unanimously.

A motion was made to made to approve the authorization to file a lawsuit for expedited foreclosure for account XXX206, seconded and approved unanimously.

A motion was made to approve the variance request for XXX182, seconded and approved unanimously.

A motion was made to approve the variance request for XXX953, seconded and approved unanimously.

A motion was made to approve sending the DR violation for XXX835 to legal, seconded and approved unanimously.

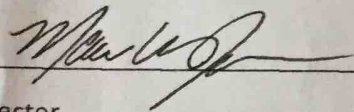
A motion was made to approve partially approve the ARC application for XXX258, seconded and partially approved unanimously. (denial of the fence addition)

Board of Directors discussed accounts and agreed upon action to be taken.

ADJOURN:

With no further business to discuss the meeting was adjourned at 4:03PM.

Next meeting will be the Annual Meeting on November 28, 2017.



Director

11-8-17

Date