

COOPER CREST HOMEOWNERS ASSOCIATION BOARD MEETING

September 13, 2013 10:00 a.m.

MINUTES

Board Members Present: Sal Munoz, Richard De Rosset, Ryan McGaughy

Committee Members present: Rusty Horton, Chris Nguyen

Chris Nguyen is taking over Ryan McGaughy's position on the Board. Ryan will submit his resignation. Board replaces him effective September 22, 2013 with Chris to fill remaining term.

1. Rule enforcement. Review of fine policy. Two warnings, then fine. Time frame for repeated violations before a fine imposed is now a rolling 18 months. Voted on and approved. Previously 12 months. All Board and Committee members should help enforce rules and are encouraged to take pictures of violations around the neighborhood. Evidence is necessary for enforcement. Sal reviewed current outgoing letters of enforcement. Rusty in charge of this policy.
2. Next annual meeting will be Tuesday, December 10th, 2013 Marshall Middle School. Board meeting 6 p.m., general meeting 7 p.m. Nominations accepted, ballot created for board election. Sal's position only open position on this year's slate. Chris officially becomes board member.
3. Reserve Study. Ryan presented information and discussion ensued. Identifies components (ponds, sprinkler system, fencing, mailboxes, sidewalks, private roads, general equipment). Estimates useful life and replacement cost. Updated periodically (every other year?) Ryan will give us the results and how it will affect dues before year end.
4. Dues increase necessary to fund reserve study requirement. Increase of \$25.00 per year at this time pending the outcome of the Reserve Study. Suggested that it be called a surcharge for new Reserve requirement rather than dues increase. Need to move 10% of funds to savings from checking, as part of yearly contingency. Chris will handle
5. Survey for next summer: Is appearance of lawns important enough for more active enforcement? Will survey the community. To go with Notice of Annual Meeting.
6. Trash cans should not be put out until after the landscapers have finished mowing on Thursday afternoon. Send notice out to community.

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7. Tree cutting. Sal reviewed current state of dispute with landowner Branbar LLC regarding Ron's Tree removal on their property in March. Insurance company negotiating with other side.