



COPPER CREEK ASSOCIATION

Post Office Box 40790 • Tucson, Arizona 85717

Phone: 520-822-8051 • Fax: 520-822-8085

Online at www.coppercreek.net

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Wednesday, October 14, 2009
Time: 7:00 P.M.
Place: Oro Valley Magistrate Court, 11000 N. La Canada, Oro Valley, Arizona

| | | | |
|-------------------|--|---|--|
| Roll Call: | Directors Present <i>Hans Nielsen</i> <i>Don Cox</i> <i>Mark Platt</i> | Directors Absent <i>Stephen Hieb</i> <i>Doug Seemann</i> | Homeowners Present <i>4 Homeowners</i> |
| | | Stratford Management <i>Sarah Lebsack</i> | |

I. Call to Order

President Mark Platt called the meeting to order at 7:06 P.M.

II. Call to Audience

Homeowner Mark Hubly discussed the annual hayride and requested volunteers to assist with the event. A motion was made, seconded and carried unanimously to hire four off-duty police men and cars for the hay ride event this year. (Cox/Nielsen)

III. Approval of the August 12, 2009 Board Meeting Minutes

A motion was made, seconded and unanimously approved to accept the minutes of the August 12, 2009 Board meeting as submitted. (Cox/Nielsen)

IV. Management Report

Ms. Lebsack reviewed the written management report.

- The Board approved to fine Lots 03096 and 03119 for continued non-compliance. The Board requested Ms. Lebsack to put a hold on lot 05020 for oil stains in the driveway.
- Regarding the landscaping lights, the Board requested Ms. Lebsack to request proposals from Northwest Landscaping for additional walkway lighting ideas that may not have as many vandalism tendencies.

V. July and August 2009 Financial Statements

Treasurer Don Cox reviewed the financial statements. Year-do-date income is under budget and expenses are over budget. A motion was made, seconded and carried unanimously to approve the financial statements of July and August 2009. (Cox/Nielsen). The Board requested Mr. Cox to prepare a draft 2010 budget for the Board to review at the November Board meeting.

VI. Architectural Review Committee

The Board approved the following submittals:

- A. Lot # 2108
- B. Lot #7033
- C. Lot # 10048

VII. Old Business

A. Park Renovation

The Board continued discussion regarding the replacement of play equipment at the community park. The Board requested Gloria Martinez to investigate the height of the canopy and provide the information to Mr. Platt. Management will send out a letter to the homeowners whose homes surround the park to notify them of a red flag that will be hung as tall as the canopy will be installed. The letter will ask homeowners to submit comments to the Management office if they are opposed to the idea of the canopy.

B. Website Maintenance

The Board reported to management their displeasure with the website maintenance referring to outdated information. Ms. Lebsack reported that her administrative assistant Monica Garcia is excellent with websites so if they are willing to give management a month to see what they can do as far as maintaining it management will be happy to report their findings back to the Board in November. The Board requested Management to research the website and if it will not work out to please obtain proposals for website maintenance.

VIII. New Business

A. Newsletter Ideas and Articles

The following items should be included in the October Newsletter:

- Request for annual hay ride volunteers
- Oil stain remedies
- Homeowner hardship-contact management for assistance
- Volunteer request for monument signage committee

B. Location for November Board Meeting

Ms. Lebsack reported that she confirmed and paid the fee for the teachers lounge at Copper Creek. The janitor will be paid to open the door for the Board as it is a school Holiday.

C. Annual Meeting Timeline

Ms. Lebsack reviewed the Annual Meeting Timeline with the Board.

IX. Set Next Meeting

The next meeting of the Board of Directors will be held on Wednesday, November 11, 2009, at 7:00 P.M., at the Copper Creek Elementary School, 11620 N. Copper Springs Trail.

X. Adjournment

With no further business before the Board, the meeting was adjourned at 8:53 P.M.

Respectfully submitted,

Sarah Lebsack

Sarah Lebsack, CAAM®
Community Manager, Stratford Management
For the Copper Creek Association Board of Directors