



COPPER CREEK ASSOCIATION

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MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Wednesday, February 10, 2010
Time: 7:00 P.M.
Place: Copper Creek Elementary School

Roll Call:

Directors Present	Directors Absent	Homeowners Present
<i>Don Cox</i>	<i>None</i>	<i>Gloria and Ed Martinez</i>
<i>Mark Platt</i>		<i>Mark Hubly</i>
<i>Doug Seemann</i>		<i>Nan</i>

Stratford Management
Sarah Lebsack

I. Call to Order

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

II. Call to the Audience-Chad Blunt AT&T Proposed Cell Tower

Mr. Blunt supplied maps and pictures of the proposed cell tower location. He is proposing to place the cell tower on an existing Tucson Electric power pole north of Fox Fire on the east side of La Canada across the street from Red Creek Road. There is a retention basin that is the property of the Copper Creek Association. If the Association approves the installation of a 17-foot long by 21 ½ foot long by 8-foot tall equipment facility, AT&T will pay for all expenses to install and maintain the tower as well as enter into a lease with Copper Creek as follows: AT&T will pay Copper Creek a \$1,000 signing bonus and pay the Association \$1,000 a month for the first five years that will increase 15% every five years with four five-year renewals. Mr. Blunt is sending a notice to all homes that are located within 600 feet of the proposed location. The Board requested Mr. Blunt to attend the Annual Meeting to answer homeowner questions as well as attend the next several Board meetings until a final agreement has been reached.

III. Approval of the December 9, 2009 Board Meeting Minutes-No Quorum in January 2010

A motion was made seconded and carried unanimously to approve the minutes of the December 9, 2009 Board meeting, as submitted. (Cox/Seemann)

IV. Management Report

Ms. Lebsack reviewed the written Management report with the Board and the following items were noted:

- Mr. Cox requested management to send him a duplicate copy of the documents that management sends to CPA, Loren Yunk.
- Mr. Platt requested management to contact the Town of Oro Valley to report the condition of the fence at Lot 03014 as well as to contact the Association's attorney's to inform them of the situation and request additional directions/suggestions to the Board.
- A motion was made, seconded and carried unanimously for Oro Valley Water to replace the two-inch water meter with a one inch water meter not to exceed \$2,000 as well as the proposal from Rummel Repairs in the amount of \$948.70 to make the changes at the park restrooms based on the water meter changes. (Cox/Seemann)
- Appeals Lot # 05020-The Board tabled the appeal and requested management to include pictures in the March Board packet.

V. Architectural Review Committee

Nan Fraquhar reviewed several submittals with the Board of Directors and made suggestions to the Board.

- A. 2025-Denied
- B. 1035-Approved
- C. 3124-Approved

VI. Financial Statements

The Board reviewed the January through December 2009 financials and a motion was made, seconded and carried unanimously to approve the financials, as submitted. (Seemann/Cox)

VII. Old Business

- A. Annual Meeting Ballots received Last Year-**Management reported that there were 56 absentee ballots received for the Annual Meeting last year.
- B. Website-** Management included three proposals that include example websites from each vendor. The Board postponed any action on this item until March.
- C. Annual Hayride Chair-** A motion was made, seconded and carried to appoint Mark Hubly as Chair of the Annual Hayride Committee.
- D. 1298 W. Crystalline Way-Tree and Wall-** A motion was made, seconded and carried unanimously to approve the proposal from Northwest Landscape in the amount of \$250 to remove the common area tree causing damage to the wall. (Cox/Seemann)
- E. Homeowner Wall- 11292 N. Running River Place-** The Board discussed the common wall/tree issue presented to them by the homeowner a motion was made seconded and carried unanimously to approve the proposal from Northwest Landscaping in the amount of \$2,259.18 to repair the common wall that is shared with the homeowner as well as remove the tree roots that caused damaged to the wall. (Cox/Seemann)
- F. Additional repairs for Exercise Stations-**Ed Martinez submitted two additional proposals in the amount of \$300 to refurbish four exercise stations south of Silverleaf to Smokehorn and Naranja to Smokehorn. A motion was made seconded and carried unanimously to approve the proposals, as submitted. (Cox/Seemann)

VIII. New Business

- A. Newsletter Ideas and Articles**

The Board requested the following items be included in the February Newsletter:

 - Publish information regarding Neighborhood Watch listing Gloria Martinez as the contact.
 - Announce April 17, 2010 for the community wide yard sale.
 - Announce that a representative from AT&T will attend the Annual Meeting to answer questions regarding the proposed cell tower installation.
- B. Repaint Common Walls**

The Board requested management to provide three proposals in the Board packets for review at the March Board meeting.
- C. Sidewalk at Park**

The Board discussed the possibility of installing a sidewalk that completes a circle around the park. Management will seek three proposals for the work.
- D. Spring Yard Sale**

The Spring Community Wide Yard sale will be held on Saturday, April 17, 2010. The Board requested management to contact the P.T.O. at Copper Creek Elementary School with the date.

IX. Set Next Meeting

The next meeting of the Board of Directors will be held on Wednesday, March 10, 2010, 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 9:00 P.M.

Respectfully submitted,

Sarah Lebsack

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