



COPPER CREEK ASSOCIATION

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MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Wednesday, June 10, 2009
Time: 7:00 P.M.
Place: Copper Creek Elementary School, 11620 N. Copper Spring Trail, Oro Valley, Arizona

Roll Call:	Directors Present	Homeowners Present	Director Absent
	<i>Hans Nielsen</i>	<i>Nan Farquhar</i>	<i>Doug Seemann</i>
	<i>Don Cox</i>	<i>Scott Eisenfeld</i>	
	<i>Mark Platt</i>	<i>Gloria Martinez</i>	Stratford Management
	<i>Stephen Hieb</i>	<i>Chris Rogers</i>	<i>Lynne Nagore</i>
		<i>Larry Hassard</i>	

I. Call to Order

President Mark Platt called the meeting to order at 7:14 P.M.

II. Call to Audience

- A homeowner requested that Northwest Landscaping evaluate debris in the wash.
- A homeowner inquired about entry monumentation at the La Canada entrances. This will be addressed after the widening project is complete.

III. Approval of the May 13, 2009 Board Meeting Minutes

Mr. Nielson made a motion to approve the minutes of the May 13, 2009 Board meeting as submitted. Mr. Cox seconded the motion, and it carried unanimously.

IV. Management Report

Ms. Nagore reviewed the written management report. The following items were discussed:

- Six (6) accounts that were over budget were discussed.
- There are three (3) homes currently up for Trustee Sale, foreclosure or bankruptcy within the community.

V. April 2009 Financial Statements

Mr. Cox reviewed the financial statements. Year-do-date expenses are over budget, income is under budget. Income from Verizon Wireless has been included in the budget.

VI. Architectural Review Committee

The following submittals were approved by the ARC and the Board of Directors:

- Lot #2047 — Exterior Paint.
- Lot #7024 — Satellite Dish.
- Lot #6028 — Exterior Paint.
- Lot #3034 — Exterior Paint.
- Lot #3227 — Exterior Paint.

VII. Old Business

A. Proposals for Erosion Control at Silverleaf Entrance

The Board reviewed three proposals for median improvements at the Silverleaf entrance. Mr. Cox made a motion to approve the proposal for Northwest Landscaping in the amount of \$3,463.36. Mr. Nielson seconded the motion, and it carried unanimously.

B. Playground Equipment

This item is still pending with further discussion to be held at the next Board meeting.

VIII. New Business

A. Homeowner Request for Clean up of Area Behind Home

The Board inspected the area in question located behind 11396 N. Silver Pheasant Loop. After reviewing the plat map and performing a visual inspection of the area, the Board's conclusion is that this area is not part of the common area and responsibility of clean up belongs to the homeowner.

B. Homeowner Request for Repair of Wall

The Board reviewed the proposal from Anozira Wall and Fence for wall repair at 11292 N. Running River Place. The Board has asked that Northwest Landscaping inspect the stump to determine if removal is necessary to insure no future damage will occur prior to the wall being repaired.

C. Newsletter Ideas & Article

The following items were discussed:

- Bathroom keys available to residents.
- Yard sale notice.

IX. Set Next Meeting

The next meeting of the Board of Directors will be held on Wednesday, July 8, 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 8:58 P.M.

Respectfully submitted,

Lynne Nagore

Lynne Nagore, CMCA, AMS, CAAM

Stratford Management

For the Copper Creek Association

Board of Directors