



COPPER CREEK ASSOCIATION

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MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Wednesday, December 9, 2009
Time: 7:00 P.M.
Place: Copper Creek Elementary School

Roll Call:

Directors Present	Directors Absent	Homeowners Present
<i>Hans Nielsen</i>	<i>Stephen Hieb</i>	<i>7Homeowners</i>
<i>Don Cox</i>		
<i>Mark Platt</i>		
<i>Doug Seeman</i>	Stratford Management	
	<i>Sarah Lebsack</i>	

I. Call to Order

President Mark Platt called the meeting to order at 7:00 P.M.

II. Call to the Audience

A homeowner commended the Board for approving the park renovation project.

III. Approval of the November 11, 2009 Board Meeting Minutes

A motion was made seconded and carried unanimously to approve the minutes as submitted. (Cox/Nielson)

IV. Management Report

Ms. Lebsack reviewed the written Management report with the Board. Mr. Platt announced that Board Member Stephen Hieb submitted his letter of resignation to Mr. Platt and will no longer serve on the Board.

V. October Financial Reports

The Board reviewed the October 2009 financials and noted that they were in order.

A. Approval of the 2010 Budget-

The Board tabled this item until after other items on the Agenda were discussed.

VI. Architectural Review Committee

Nan Farquhar introduced homeowners Katie Cha and Mary Garcia to the Board. Ms. Farquhar requested the Board to appoint the homeowners to the ARC. A motion was made seconded and carried unanimously to appoint Ms. Cha and Ms. Garcia to the ARC. (Cox/Seeman) Further discussion ensued regarding the common area plants and a schedule to paint the common area walls.

VII. Old Business

A. Annual Meeting-The Board requested management to contact Mayor Loomis and ask him to attend the Annual Meeting on February 25, 2010. If Mr. Loomis is not available, management will arrange a date around the 25th that will fit into Mr. Loomis's schedule.

B. Website- Management included four proposals in the Board packet. The Board requested Russo, Highland and Rat Dog to provide links to two websites each that they currently maintain. Management will email the Board the links for the websites.

C. Annual Hayride-Mr. Hubly was not in attendance. However, the Annual Hayride will be held on December 19, 2009, from 6-9 P.M.

VIII. New Business

A. Newsletter Ideas and Articles

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

- Request for volunteers for the Hayride and announce Hayride again.
- Request Volunteers again for the Monument Sign Committee.
- Include Board application with Newsletter.

B. Monument Sign Committee-

The Committee reported that they are investigating options for the signs and requested more volunteers for the Committee.

C. 2010 Budget

The Board revisited discussion of the 2010 Budget and carefully reviewed each line item. Thereafter, a motion was made, seconded and unanimously carried unanimously to approve the 2010 budget, as amended, with no increase in dues for 2010. (Seeman/Nielson)

IX. Set Next Meeting

The next meeting of the Board of Directors will be held on Wednesday, January 13, 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 8:45 P.M.

Respectfully submitted,

Sarah Lebsack

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