



COPPER CREEK ASSOCIATION

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MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Wednesday, May 13, 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	Stratford Management
	<i>Hans Nielsen</i>	<i>Seven Homeowners</i>	<i>Lynne Nagore</i>
	<i>Doug Seemann</i>		
	<i>Mark Platt</i>		
	<i>Stephen Hieb</i>		

I. Call to Order

President Mark Platt called the meeting to order at 7:00 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 April 8, 2009 Board Meeting Minutes

Mr. Nielson made a motion to approve the minutes of the April 8, 2009 Board meeting as submitted. Mr. Seemann seconded the motion, and it carried unanimously.

IV. Management Report

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

- Mr. Hieb made a motion to authorize Loren Yunk to compile the final 2008 financial review. Mr. Nielsen seconded the motion, and it carried unanimously. Mr. Yunk is an independent CPA who is not employed by Stratford Management. Mr. Platt approved and signed the release.
- Lots #1052 & #5132 were both contacted prior to the Board Meeting. Ms. Nagore will verify if the violation has been taken care of. Mr. Heib made motion to impose \$25 fines against Lots #5146, #4001, #2009, & #1048, Mr. Nielson seconded the motion, and it carried unanimously.
- A request was made to have the Board Packet pages numbered for easier reference.
- Mr. Platt would like one workbook for water, ARC, landscaping requests, and have it posted weekly for review.

V. February 2009 Financial Statements

This item was postponed until the June Board Meeting.

VI. Architectural Review Committee

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

- Lot #3081 — Concrete extension, removal of tree, exterior paint.
- Lot #6026 — Exterior paint.
- Lot #3206 — Extend wall length.
- Lot #5120 — Exterior paint.
- Lot #7006 — Rear covered patio.
- Lot #5097 — Install block wall.

Mr. Platt requested a letter be sent to Lot# 2181 concerning the orange wall and shed.

VII. Old Business

A. Proposal for Median Improvement at Silverleaf Entrance

This item was tabled until the remaining proposals are received and reviewed.

B. Playground Equipment

The responses and suggestions were reviewed. Mr. Platt would like a volunteer to put together a presentation of two or three different ideas with costs. He would also like to place the suggestions on the website for the members to vote on. Hard and soft canopies will be investigated, and the Board would also like to know if the insurance policy covers replacement of torn canopy. Homeowner Gloria Martinez volunteered to head up the project.

VIII. New Business

A. Landscape Service

The Following items were discussed:

- The Board reviewed the bid of \$546 to remove of mesquite tree at 11391 Canada Creek. A second letter will be sent via regular and certified mail to try to contact homeowners. The tree will be removed in 3 weeks if there is no response for either homeowner.
- The lights at Foxfire were adjusted so they are not all pointing towards the wall.
- Ms. Farquhar inspected the community with Israel from Powe Painting. A list was generated of walls that are in need of repairs and/or painting.
- Mr. Platt requested a copy of the reserve study map to determine what walls are scheduled to be painted this year. He also requested two proposals be submitted; one for the areas in phase one and one for the remaining areas.
- Mr. Heib made a motion to hire Ed Martinez as a handyman for miscellaneous repairs at an hourly rate of \$20.00. Mr. Seemann seconded the motion, and it carried unanimously.
- The tea lights will be replaced under warranty by Northwest Landscaping.
- Mr. Heib made a motion to authorize payment of \$40,000 for the completed landscape project at the La Canada entrances. Mr. Nielson seconded the motion, and it carried unanimously.

B. Copper Creek PTO/Yard Sale

The Copper Creek Elementary School PTO would like to hold their yard sale on the same day as the Association, and proposed the date as October 3, 2009. Mr. Seemann made a motion to approve the date. Mr. Nielson seconded the motion, and it carried unanimously.

C. Newsletter and Website.

The following items were discussed:

- October 3, 2009 garage sale in upcoming newsletter and website.
- No dumping article for newsletter
- Graffiti letter received from homeowner for newsletter.
- Thanks for input on play equipment for newsletter and website.

D. Email from Homeowner re: Yard Sale Equipment Purchased

A homeowner purchased a Pack-N-Play during the garage sale. A part is missing and she is requesting help in locating where it was purchased. The address starts with 116, possibly 11624 or 11642. Mr. Platt asked if Stratford Management can pull a list of addresses and send letters to locate the seller of the item.

IX. Set Next Meeting

The next meeting of the Board of Directors will be held on Wednesday, June 10, 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 8:50 P.M.

Respectfully submitted,

Lynne Nagore

Lynne Nagore, CMCA, AMS, CAAM

Stratford Management

For the Copper Creek Association

Board of Directors