



# COPPER CREEK ASSOCIATION

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## MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

**Date:** Wednesday, November 11, 2009  
**Time:** 7:00 P.M.  
**Place:** Copper Creek Elementary School

**Roll Call:**

<b>Directors Present</b>	<b>Directors Absent</b>	<b>Homeowners Present</b>
<i>Hans Nielsen</i>	<i>Stephen Hieb</i>	<i>4 Homeowners</i>
<i>Don Cox</i>		
<i>Mark Platt</i>		
<i>Doug Seeman</i>	<b>Stratford Management</b>	
	<i>Sarah Lebsack</i>	

### I. Call to Order

President Mark Platt called the meeting to order at 7:04 P.M.

### II. Guest Speaker-Chad Blunt of AT&T

Mr. Blunt spoke to the Board about the possibility of installing a cell tower on La Canada. Discussion ensued and the Board requested Mr. Blunt to further investigate the installation with the Town of Oro Valley and return to the Board after additional information has been obtained.

### III. Call to the Audience

Mr. Hubly updated the Board on the progress of the Holiday Hay Ride. Thereafter, a motion was made, seconded and carried unanimously to approve the following expenses for the Holiday Hay Ride: Wagons-\$4,500 (Mr. Platt will contact Big Sky Hay Rides to request the amount be decreased this year.). Performers-\$450, Food-\$500, Singers- \$300, Police/Traffic-\$350 and Prizes for Holiday lights-\$275. (Seeman/Cox)

### IV. Approval of the October 14, 2009 Board Meeting Minutes

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

### V. Management Report

Ms. Lebsack reviewed the written management report.

- The Board requested management to remind the Board in April to begin renegotiating the contract with the Amphitheater School District to utilize the Copper Creek teachers lounge for the Board meetings.
- The Board noted that Big Sky Hay Rides increased the fees this year by 10%. The Board decided that Mark Hubly and Mark Platt will contact Big Sky Hay Rides to request a more reasonable rate.
- The Board requested Ms. Lebsack purchase the following prizes for the Holiday Lighting Contest: One \$100 gift card to Home Depot, One \$75 gift card to Home Depot, One \$50 gift card to Home Depot and Two \$25 gift cards to Home Depot.
- Management was requested to have signs made for the A Frames that advertise the hay ride and signs that will slow people down during the Hay Ride.

### VI. September 2009 Financial Statements

Treasurer Don Cox reviewed the financial statements. A motion was made, seconded and carried unanimously to approve the September 2009 financial statements (Nielsen/Cox). The Board postponed approval of the 2010 Budget to the December 9, 2009 Board meeting.

### VII. Architectural Review Committee

The Board approved the following submittals:

- A. Lot # 03217-Approved
- B. Lot #7033-Approved
- C. Lot # 10048-Approved However, please do not paint the garage door white, please choose another color.

**VIII. Old Business**

**A. Park Renovation**

The Board continued discussion regarding the replacement of play equipment at the community park. A motion was made, seconded and carried unanimously to approve the proposal from Premier Construction Corporation to install the playground equipment at a cost not to exceed \$8,718.32 in addition to the proposal from Game Time for the play ground equipment at a cost not to exceed \$26,277.94. (Total \$34,996.26 to come out of the reserve fund) The motion also includes the proposal from Northwest Landscaping to install sand at the park and to clean up the desert areas around the park. However, these items will be coded to miscellaneous landscape and maintenance.

**B. Website Maintenance**

Ms. Lebsack reported that Monica Garcia of Stratford Management did not feel she could keep up with the duties of a web master for the Copper Creek website. Therefore, Ms. Lebsack included two proposals to manage the website. The Board requested Management to seek two additional proposals for website maintenance.

**C. Annual Hay Ride**

This item was discussed and approved earlier in the meeting.

**D. Annual Meeting Timeline**

The Board postponed this item until the December Board meeting.

**IX. New Business**

**A. Newsletter Ideas and Articles**

The following items should be included in the October Newsletter:

- Request for annual hay ride volunteers and please bring can of food
- Announce time, date and location for annual hay ride
- Holiday Lighting Contest-Announce prizes and judging date
- Announce Park renovation approval

**B. Irrigation proposal for new plants and tree removal**

A motion was made, seconded and carried unanimously to approve the proposal from Northwest Landscaping in the amount of \$372.98. (Cox/Seeman) Discussion Ensued and a motion was made, seconded and carried unanimously to approve the allocation of \$250 for Nan Farquhar to purchase plants/bushes from a nursery that is going out of business to plant in the common areas that are bare.

**C. Monument Sign Committee**

Homeowner in attendance Amber Burd volunteered to sit on the Monument Sign Committee.

**D. Paint Wall**

A motion was made, seconded and carried to approve the proposal from Larry Hazard in the amount of \$2,748 to paint the common walls on Silverleaf and Copper Spring Trail. (Seeman/Nielsen)

**X. Set Next Meeting**

The next meeting of the Board of Directors will be held on Wednesday, December 9, 2009, at 7:00 P.M., at the Copper Creek Elementary School, 11620 N. Copper Springs Trail.

**XI. Adjournment**

With no further business before the Board, the meeting was adjourned at 9:30 P.M.

Respectfully submitted,

*Sarah Lebsack*

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