



COPPER CREEK ASSOCIATION

Post Office Box 40790 • Tucson, Arizona 85717

Phone: 520-822-8051 • Fax: 520-822-8085

Online at www.coppercreek.net

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Wednesday, April 8, 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 |
| <i>Hans Nielsen</i> | <i>Don Cox</i> |
| <i>Doug Seemann</i> | <i>Kristin Miller</i> |
| <i>Mark Platt</i> | <i>Gloria Martinez</i> |
| | <i>Nan Farquhar</i> |
| Stratford Management | <i>Jeff Stott</i> |
| <i>Lynne Nagore</i> | |

I. Call to Order

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

II. Call to Audience

- Kristin Miller stated that she has come across drug paraphernalia, alcohol bottles, and other dangerous items in the common areas. She requested that the newsletter take a different approach on informing homeowners regarding this issue. Mr. Platt stated that Diana Walker, Principal at Copper Creek School might submit a letter to be included in the next newsletter. He will discuss it with her.
- Nan Farquhar stated that she would provide a list of all graffiti, damaged equipment, and signs needing to be replaced along the walking trail.
- Gloria Martinez inquired about the playground equipment; the Board replied that the issue is still open.

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

Mr. Seemann made a motion to approve the minutes of the March 11, 2009 Board meeting as submitted. Mr. Nielsen seconded the motion, and it carried unanimously.

IV. Management Report

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

- The Board will continue to request the telephone log now and will discuss having it included in future packets.
- Mr. Nielsen made a motion to allow Northwest Landscaping to begin the improvement project at the Silverleaf entrance without fixtures until more information is provided. Mr. Seemann seconded the motion and it carried unanimously.

V. February 2009 Financial Statements

The Board reviewed the February 2009 financials statements. Mr. Seemann noted that water expenses have fluctuated extremely in the past few years. Mr. Nielsen made a motion to approve the financial statements. Mr. Seemann seconded the motion, and it carried unanimously.

VI. Architectural Review Committee

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

- Lot #3235 — Pool fence.
- Lot #2026 — Increase wall height.

VII. Old Business

A. Proposal for Erosion Control

This item was tabled pending receipt of additional information regarding the drainage area and the placement of scuppers, as well as a diagram of the project.

VIII. New Business

A. Proposal for Sidewalk Repairs

Mr. Seemann made a motion to approve the proposal from Northwest Landscaping in the amount of \$2096.14 to repair lifted areas of sidewalk. Mr. Nielsen seconded the motion, and it carried unanimously.

B. Proposal to Remove Tree from Common Area

This item was postponed pending an inspection by Mr. Seemann of the tree to be removed.

C. Proposals to Clean Out Two Retention Basins

Mr. Seemann made a motion to approve the proposal in the amount of \$213.13 for a one-time cleanup of the retention basin at La Canada Drive, south of Sundial Court. Mr. Nielsen seconded the motion, and it carried unanimously. Mr. Nielsen made a motion to approve the proposal in the amount of \$700 for the one-time cleanup of the retention basin at La Canada and Foxfire Drive. Mr. Seemann seconded the motion and it carried unanimously.

D. Newsletter Ideas

The following ideas were mentioned for inclusion in the next newsletter:

- Playground survey.
- Letter from Diane Walker regarding safety.
- Reward for reporting of graffiti and/or vandalism leading to the arrest of the culprit.
- Mr. Seemann made a motion to approve the purchase of an A-Frame sign to replace the one that was stolen. Mr. Nielsen seconded the motion, and it carried unanimously.

IX. Set Next Meeting

The next meeting of the Board of Directors will be held on Wednesday, May 13, 2009, at 7:00 P.M., at the Copper Creek Elementary School, 11620 N. Copper Springs Trail.

XI. Appointment of New Member to Board of Directors

The Board reviewed the written resume submitted by Doug P. Cox. Mr. Cox stated that his agenda while serving on the Board is to develop an emergency plan for the Community and to evaluate infrastructure support. He stated that he will serve as Treasurer. Mr. Seemann made a motion to appoint Don P. Cox to the Board of Directors. Mr. Nielsen seconded the motion, and it carried unanimously.

X. Adjournment

With no further business before the Board, the meeting was adjourned at 9:15 P.M.

Respectfully submitted,

Lynne Nagore

Lynne Nagore, CMCA, AMS, CAAM

Stratford Management

For the Copper Creek Association

Board of Directors