



COPPER CREEK ASSOCIATION

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MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Wednesday, April 14, 2010

Time: 7:00 P.M.

Place: Copper Creek Elementary School

Roll Call:

Directors Present	Directors Absent	Homeowners Present	Guest
<i>Doug Seemann</i>	<i>Don Cox</i>	<i>Gloria and Ed Martinez</i>	<i>Chad Blunt</i>
<i>Mark Platt</i>		<i>Nan Fraquhar</i>	
		<i>Jim Miller</i>	

Stratford Management

Sarah Lebsack

I. Call to Order

President Mark Platt called the meeting to order at 7:03 P.M.

II. **Appoint New Board Member**-Jim Miller volunteered for appointment to the Board. A motion was made, seconded and carried unanimously to appoint Mr. Miller to fill the two-year term on the Board and will serve as a Director-at-Large.(Seemann/Platt)

III. Approval of the March 10, 2010 Board Meeting Minutes and Executive Session

Mr. Seemann and Mr. Miller were not in attendance at the last Board meeting and Mr. Cox was not present to approve the minutes therefore the approval of the March 10, 2010 minutes was postponed.

IV. Management Report

Ms. Lebsack reviewed the written Management report with the Board and the following items were noted:

- Regarding the home located at 1391 W. Copper Creek Place, the Board requested management to write the homeowner stating that the Board is requesting the homeowner to seek and submit three proposals from three contractors to change the wrought iron fencing on his back wall to block. The Board will review the proposals and split the cost (50%-50%) with the homeowner.
- The Board requested management to contact Powe Painting to clean up the paint around the storage door at the bathrooms because the door is sticking.
- The Board discussed the park restrooms getting more usage as a result of the improvements at the park. The Board approved Mr. Martinez to power wash the interior and exterior of the bathrooms once a week. Mr. Platt requested that management make five keys to the restroom for him to keep at his home for residents that may need to borrow a key. The cleaning company will maintain the same schedule in addition to Mr. Martinez power washing them once a week.

V. Architectural Review Committee

Nan Fraquhar reviewed the following submittals with the Board:

- A. 02079-Paint- Denied
- B. 04002- Shed- Tabled
- C. 01030-Paint- Approved

VI. Financial Statements

The Board postponed review of the February 2010 financials.

VII. Old Business

A. **AT&T Tower- Mr. Chad Blunt**-The Board noted that it was advertised in the newsletter that the Board would be accepting questions from homeowners who are concerned about the tower. There were no homeowners present with concerns regarding the tower. Mr. Blunt discussed the meetings he held thus far with homeowners and the Town of Oro Valley. Mr. Platt requested to meet with Mr. Blunt at the location of the proposed tower to review the building plans for the equipment. Mr. Blunt also stated that AT&T would provide some landscaping around the building after completion. Mr. Platt requested that AT&T contact the Association's landscaper, Northwest Landscaping. Mr. Blunt reported that there will be a canvas type material over the building to make it aesthetically appealing. The final plans and contract will be sent to the Board for approval. Mr. Blunt anticipates that the project will be completed by the end of September.

B. **Website**- Mr. Cox was not present; this item was postponed.

C. **Paint Common Walls Project**- Discussion ensued and a motion was made, seconded and carried unanimously to approve the proposal from Abeyta Painting to start on sections 2A, 2B and 3A according to the map that is attached to the contract. (Seemann/Miller)

Minutes of the Board of Directors Meeting of April 14, 2010

- D. **Sidewalk at Park-** The Board discussed the three proposals that were submitted. A motion was made, seconded and unanimously carried to approve the proposal from Carson Concrete Specialists to continue the sidewalk around the playground at the park and repair the damaged sidewalk at a cost not to exceed \$3,093. Should the proposal not include the broken sidewalk, the Board grants management permission to spend an additional \$500 to repair the damaged sidewalk (Seemann/Miller)
- E. **Removal of Tree at Sundial Place-** The Board reviewed two proposals and questioned why Northwest Landscaping bid was so high compared to the other bid. The Board requested management to contact the owner of Northwest Landscaping and let him know they would like an explanation for the high bid.
- F. **Landscape Proposals-** There were numerous landscape proposals submitted to the Board from Northwest Landscaping (Northwest).
 - 1. **Removal of Mistletoe from acacia trees at foxtire and Silver leaf entrances-**The Board discussed the proposal in the amount of \$575 and requested management to discuss the proposal with Northwest as this item should be included as part of the regular maintenance.
 - 2. **Installation of Plants at Naranja Entrance-**The Board requested management to contact Northwest and ask them to install the additional plants that are in Ms. Farquhar's back yard at the Naranja Ranch entrance and also irrigate them to get them started. Northwest is to contact Ms. Farquhar as soon as possible and begin the installation. In addition a motion was made, seconded and carried to approve Northwest to move forward with the Naranja Ranch Entrance plan so long as it does not exceed \$5000. (Seemann/Miller)
 - 3. **Copper Creek Decomposed Granite Around Park-**The Board postponed discussion of this proposal until the May meeting.
 - 4. **Smokethorn wash area-** A motion was made, seconded and carried unanimously to approve the proposal from Northwest to remove deadwood, debris and trash, trim branches and remove two dead trees in the amount of \$1,775.(Seemann/Miller)
 - 5. **Park Area behind 931 Silver Hills St.-** A motion was made, seconded and carried unanimously to approve the proposal from Northwest in the amount of \$750 to cut back two to three feet from back yard wall for paint clearance and the area between the parking lot and the playground at the park. (Seemann/Miller)

VIII. New Business

A. Newsletter Ideas and Articles

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

- Publish information regarding Neighborhood Watch listing Gloria Martinez as the contact
- Keep the reward for reports of graffiti in the newsletter.
- Information for the restroom keys at the park.
- School is getting out articles and reminders.

B. Children at Play Signs-

The Board advised that the homeowner purchase the temporary signs that she can put in the street as they are much more effective than permanent signs on the side of the road that no one pays attention to.

C. Park Security

The Board postponed discussion of this item until May.

D. Park Bathrooms-

The Board discussed this item earlier.

IX. Set Next Meeting

The next meeting of the Board of Directors will be held on Wednesday, May 12, 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 9:20 P.M.

Respectfully submitted,

Sarah Lebsack

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