



# COPPER CREEK ASSOCIATION

Post Office Box 40790 ▪ Tucson, Arizona 85717

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

Online at [www.coppercreek.net](http://www.coppercreek.net)

## MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

**Date:** Wednesday, January 14, 2009  
**Time:** 7:00 P.M.  
**Place:** Copper Creek Elementary School, 11620 N. Copper Spring Trail, Oro Valley, Arizona

**Roll Call:**

<b>Directors Present</b>	<b>Homeowners Present</b>
<i>Stephen Hieb</i>	<i>3 Homeowners</i>
<i>Ed Martinez</i>	
<i>Mark Platt</i>	
<b>Stratford Management</b>	
<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**

- A homeowner addressed the Board regarding the annual increase in the Association's Assessments. The Board replied that the decision was made based on the rate of inflation and on the obligation to maintain reserve funds at a level suggested by the Reserve Study performed on behalf of the Community.

### III. **Approval of the November 12, 2008 Board Meeting Minutes**

Mr. Hieb made a motion to approve the minutes of the November 12, 2008 Board meeting as submitted. Mr. Martinez seconded the motion, and it carried unanimously.

### IV. **Management Report**

Ms. Nagore reviewed the written report. There were no comments or questions.

### V. **November 2008 Financial Statements**

Review of the November 2008 financials statements was postponed. The Board discussed the proposed budget for 2009 and approved it as amended. Mr. Hieb made a motion to approve a 5% increase in the management fee, Mr. Martinez seconded the motion, and it carried unanimously.

### VI. **Old Business**

#### A. **Proposals from Northwest Landscaping**

Mr. Hieb made a motion to approve the proposal for a one-time cleanup at La Canada and Naranja Drive from Northwest Landscape for \$500. Mr. Martinez seconded the motion, and it carried unanimously. Mr. Hieb made a motion to approve the proposal from Northwest Landscape for the installation of crushed rock at Copper Springs Trail and Tangerine in the amount of \$5,552.10. Mr. Martinez seconded the motion, and it carried unanimously.

#### B. **Reserve Study Update**

This item was postponed.

#### C. **Legal Opinion regarding Drainage Basins on Eagle Peak Drive**

This item was postponed.

**VII. New Business**

**A. Landscape Proposal from Northwest Landscape for Desert Broom Removal**

Mr. Hieb made a motion to approve the proposal from Northwest Landscape to remove Desert Broom from wash area in the amount of \$426.26. Mr. Martinez seconded the motion, and it carried unanimously.

**B. Graffiti Expenditures Authorization**

Mr. Hieb made a motion, Mr. Martinez seconded it, and the motion unanimously carried to adopt the following policy regarding the removal of graffiti:

- Expenditures up to \$3,000 will be authorized by the management company.
- Expenditures between \$3,000 and \$5,000 will be approved by the Board President without Board vote.
- Expenditures greater than \$5,000 will require vote of the Board.

**C. Procedure for Homeowners paying Assessments at 2008 Rates**

The Board agreed that homeowners who are delinquent in their assessments only by the increase amount will not be subject to late fees.

**D. Holiday Light Contest Prizes**

Mr. Martinez made a motion, Mr. Hieb seconded, and it unanimously carried that the Board authorize holiday decorating prizes in the amounts of \$125, \$100, \$75, \$50, and \$25 x 3. The Board will discuss awarding group prizes next year.

**VIII. Set Next Meeting**

The next meeting of the Board of Directors will be held on Wednesday, February 11, 2009, at 7:00 P.M., at the Copper Creek Elementary School, 11620 N. Copper Springs Trail.

**IX. Adjournment**

With no further business before the Board, the meeting was adjourned at 10:05 P.M.

Respectfully submitted,

*Lynne Nagore*

Lynne Nagore, CMCA, AMS, CAAM

Stratford Management

For the Copper Creek Association

Board of Directors