



COPPER CREEK ASSOCIATION

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MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Wednesday, March 10, 2010
Time: 7:00 P.M.
Place: Copper Creek Elementary School

Roll Call:	Directors Present	Directors Absent	Homeowners Present
	<i>Don Cox</i> <i>Mark Platt</i> Stratford Management <i>Sarah Lebsack</i>	<i>Doug Seeman</i>	<i>Gloria and Ed Martinez</i> <i>Mark Hubly</i> <i>Nan</i> <i>Larry Hassard</i> <i>Doadd Phillips</i> <i>Katie Cha</i> <i>Mary Garcia</i> <i>Tracy Webb</i>
	Guests <i>Garret Abeyta</i>		

I. Call to Order

President Mark Platt called the meeting to order at 7:02 P.M.

II. Call to the Audience-

- A homeowner submitted pictures to the Board of his wall that is shared with the common area. The wall has been severely damaged by a common area tree. The wall damage is located at 1363 W. Sundial Place. The Board requested management to get three proposals to remove the tree and repair the wall.
- A homeowner requested the Board to open the restrooms at the park. Mr. Platt reported that homeowners are allowed to get a key to open the restrooms.
- A homeowner reported a bird's nest in the picnic area at the park.
- Mr. Platt reported that he will speak to Northwest Landscape and request they step up the level of care at the park.
- A homeowner reported that she will volunteer to get the Monument Committee started again.

III. Approval of the February 10, 2010 Board Meeting Minutes

A motion was made seconded and carried unanimously to approve the minutes of the February 10, 2010 Board meeting, as submitted. (Cox/Platt)

IV. Management Report

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

- The Board requested further information regarding the two electric meters on Tangerine that were delinquent.
- Mr. Cox requested further information regarding the taxes and to investigate if an extension had been filed.
- The Board requested management review the minutes from January 2009 to determine whether or not they had approved action for Lot#5106.
- The Board approved Copper Creek Elementary to place an ad for their spring carnival in the community newsletter in exchange for an announcement regarding the spring yard sale on the school's marquee.

V. Architectural Review Committee

Nan Fraquhar reviewed several submittals with the Board of Directors and made suggestions to the Board.

VI. Financial Statements

The Board reviewed the January 2010 financials. Thereafter, a motion was made, seconded and carried unanimously to approve the financials, as submitted. (Cox/Platt)

VII. Old Business

- A. AT&T Tower-**The Board agreed to take comments from homeowners regarding the tower at the April Board Meeting.
- B. Website-** Mr. Cox stated that he will contact another website vendor in an effort to obtain another proposal to re-design the website and maintain it. Mr. Cox said that he will handle this matter over the next month and email everybody with an update.
- C. Paint Common Walls Project-** A brief introduction was given to the Board from the owner of Abeyta Painting regarding the proposal to repaint and maintain the common area walls throughout the community. The Board will move into executive session to discuss the compensation and selection of one of the three proposals submitted.
- D. Sidewalk at Park-** The Board discussed the three proposals that were submitted and noted that they were not comparable. The Board requested management to create an request for proposal (RFP) with more specific guidelines and resubmit the material at the April Board meeting.

VIII. New Business

A. Newsletter Ideas and Articles

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

- Publish information regarding Neighborhood Watch listing Gloria Martinez as the contact
- Announce April 17, 2010 as the date for the community-wide yard sale.
- Announce that the Board will be taking comments regarding the proposal for the communications equipment.
- Continue every month to publish an article that the Copper Creek Board of Directors will provide a \$250 reward to anybody providing information and leading to the arrest of taggers.
- The front page article will be the Copper Creek School article regarding the spring carnival.

B. Desert Slopes and Silverleaf Concrete

The Board requested management to have the sidewalk repaired as soon as possible.

D. Park Security

The Board postponed this item until April.

IX. Set Next Meeting

The next meeting of the Board of Directors will be held on Wednesday, April 14, 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