

**COPPERSTONE CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, NOVEMBER 21, 2022, at 6:00 pm
VIA ZOOM**

- I. ESTABLISH A QUORUM** -Tara Olden called the meeting to order at 6:04 pm. The following directors were present for quorum:

Tara Olden, President

Luke Alsip, Vice President

Susan McLaughlin, Treasurer-ABSENT

Doug Malkan, Secretary

Cynthia Bussiere, Member at Large

II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

Board Announcements-

Approval of minutes-October 17, 2022-On a motion duly made and seconded, the minutes were unanimously approved as written.

Board members disclose any conflicts of interest regarding agenda items-There were no conflicts to disclose.

III. SPECIAL GUEST: NONE

HOMEOWNER FORUM- There were 4 homeowners in attendance. Homeowners discussed a variety of topics, including the recent underground drain repair, ways to pay the monthly assessment, and the possibility of recording the Zoom meetings.

IV. COMMITTEE REPORTS

Design Review Committee-

9510/#2058-AC unit replacement-The owner installed a new AC unit without prior written approval from the Board. The Board would like to have the vendor information on file and request that the homeowner have the vendor repair the exterior grate on the building that was not reinstalled properly. Because the exterior building repair proposal was not sufficient, there was a motion to consult with the Association's attorney to determine if the Association can make the necessary repairs to restore the building to the original condition and bill back to the homeowner. There was a second and the motion passed unanimously.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings-none scheduled

Board members review correspondence from the community-The Board reviewed correspondence from the homeowners concerning flooring being installed without prior approval, a satellite dish installed on the exterior of the building and dumping trash outside of the trash enclosures.

VI. MANAGER'S REPORT-The Board reviewed the report submitted by Management.

VII. FINANCIAL STATEMENT

October 2022-Financial information not available from previous management

VIII. UNFINISHED BUSINESS

Stairwell reconstruction engineering proposal- On a motion duly made and seconded, it was unanimously approved to accept the engineering proposal from Rivet Engineering for project pre-construction and engineering design services, in the amount of \$12,500.

Emergency repair change order-On a motion duly made and seconded, it was unanimously approved to accept the change order from RE Construction for emergency repair services at 9055/#3055 in relation to the stairwell reconstruction, in the amount of \$974.00.

Stair tread replacement-Management informed that there has been some difficulty in communication with the vendor for the stair tread replacement. Management informed that there may be some other vendors for this project and contact will be made with them.

Community lighting consideration-On a motion duly made a seconded, it was unanimously approved to solicit a proposal/assessment to replace approximately 57 light poles through out the community.

IX. NEW BUSINESS

2023 budget-On a motion duly made and seconded, it was unanimously approved to adopt the 2023 budget without a dues increase as presented by management.

Pool bathroom improvements-The Board discussed cleaning and/or repairing or improving the pool area bathrooms. The Board noted that the pool area bathrooms were not currently open and that an expense for pool area bathrooms was not in the reserve study. The Board agreed to table this item until the March 2023 Board meeting.

Monitoring and Towing agreement-The Board reviewed the agreement from Maxx Towing. The Board will review further and will make some additions based on the new laws.

Attorney engagement agreement-The Board would like to review this agreement further and have a conversation with the attorney before the agreement is signed.

Patio closet heaters-The Board discussed the patio heaters that are supposed to be in every patio closet. There is some confusion as to which units have them or are using them. This topic will be included in the governing document revision.

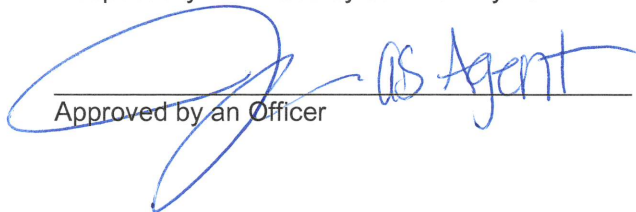
Fire system monitoring contract-The Board will review this contract further.

Schedule next Board meeting date-Monday, January 16, 2023, at 6:00pm via Zoom

ADJOURNMENT-On a motion duly made and seconded, the meeting was unanimously adjourned at 7:47 pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman


Approved by an Officer