

**COPPERSTONE CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY, APRIL 17, 2023, at 6:00 pm  
VIA ZOOM**

- I. ESTABLISH A QUORUM** -Jennifer Wyman with Metro Property Management called the meeting to order at 6:02 pm. The following directors were present for quorum:

Tara Olden, President-ABSENT	Susan McLaughlin, Treasurer
Luke Alsip, Vice President-absent	Doug Malkan, Secretary
	Cynthia Bussiere, Member at Large

- II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**  
**Board Announcements**-There were no announcements.

**Approval of minutes-March 20, 2023**-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 7 homeowners in attendance. Homeowners discussed a variety of topics, including window replacements, parking, maintenance items, and the ability to record the Board meetings.

- IV. COMMITTEE REPORTS**  
**Design Review Committee-**

**9550/#1019-window replacement**-The Board agreed to table this approval until another vendor can be secured to assess the windows to determine if they can be repaired, rather than replaced by the Association.

**9510/#1052-window replacement**- The Board agreed to table this approval until another vendor can be secured to assess the windows to determine if they can be repaired, rather than replaced by the Association.

**9510/#1056-window replacement**- The Board agreed to table this approval until another vendor can be secured to assess the windows to determine if they can be repaired, rather than replaced by the Association.

**9510/#2004-window replacement**- The Board unanimously approved this request to replace the windows, as this is homeowner initiated and is a homeowner expense.

- V. HOMEOWNER CORRESPONDENCE –**

**Homeowner Hearings**-none scheduled.

**Board members review correspondence from the community**-The Board reviewed correspondence to and from the community.

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

- VII. FINANCIAL STATEMENT**

**March 2023** -The Board did not approve the financials as submitted due to there being a negative balance in the operating account. Further information is requested from management.

- VIII. UNFINISHED BUSINESS**

**Stairwell reconstruction update**-A change order was submitted by RE Construction due to additional work required to find the source of the water intrusion. On a motion duly made and seconded, the Board

**Stair tread replacement**-The Board would like for a second assessment to be done on the number of treads that need to be replaced.

**Community lighting consideration**-The Board tabled this decision for further information.

**Attorney engagement agreement**-The Board tabled this decision for further information.

**Trash removal proposals**-The Board tabled this decision.

**Window replacement information**- The Board reviewed information from Discount Windows on a new window manufacturer they will be using.

**Fence repair proposal-ratify**- On a motion duly made and seconded, the Board unanimously approved the ratification of a change order on the fence repair proposal from Fence Consulting Services in the amount of \$460.

**Water damage proposal-9468/#1038-ratify**- On a motion duly made and seconded, the Board unanimously approved the ratification of the restoration proposal for the water damage submitted by PuroClean in the amount of \$12,544.

## **IX. NEW BUSINESS**

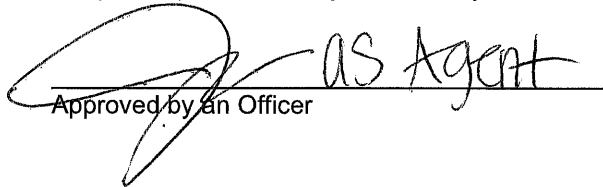
**Sewer cope/clean out consideration**-The Board unanimously agreed to have a preventative scope done on the sewer line at 9488, near unit #1090.

**Schedule next Board meeting date**-Monday May 15, 2023, at 6:00pm via Zoom

**ADJOURNMENT**-On a motion duly made and seconded, the meeting was unanimously adjourned at 7:32 pm.

**EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully submitted by Jennifer Wyman

 AS Agent  
Approved by an Officer