

**COPPER LAKES HOMEOWNERS ASSOCIATION, INC.
2015 ANNUAL MEETING
MINUTES
NOVEMBER 17, 2015**

A meeting of the membership of Copper Lakes Homeowners Association, Inc. was held at 7:00 p.m. at the West Community Church of Christ 17100 West Road, Houston, TX 77095.

Present: Marc Jones
Steve Wright
Eli Zlotnik
Martin Arnold

Emma Deatherage, PCMI
Gail Mejia, PCMI
Deborah Moore, PCMI

CONFIRM QUORUM AND CALL TO ORDER

Management announced that a 10% quorum (or 141 members) was required for the meeting and that quorum was not established with the 25 represented in person or by proxy. The Association has a recorded resolution to adjourn and reconvene to reduce the quorum requirement by ½ (one-half) of the requirement of the previously adjourned meeting, until a quorum is represented. The association adjourn and reconvened 3 (three) times to reach quorum requirement of at least 18 members represented.

The meeting was called to order by Board President Marc Jones at approximately 7:30 PM.

HARRIS COUNTY SHERIFF DEPUTY SINGH

Deputy Singh reported that, although crime is down in general, thefts from motor vehicles are not uncommon. He advised everyone to avoid leaving valuables in their car, lock the car at all times and park inside the garage if possible. Suspicious behavior should be reported immediately – don't assume someone else has reported it. Deputy Singh also mentioned the Security Assessment available for the homeowners.

MINUTES FOR 2014 ANNUAL MEETING

A motion was made and seconded to approve the minutes of the 2014 Annual Meeting with noted change to address correction of West Community Church of Christ. The motion was approved unanimously.

ELECTION OF ONE DIRECTORS

President Jones announced that there were one seat on the Board of Directors up for election. Incumbent Martin Arnold has agreed to stand for another three year term.

The floor was opened for nominations. When there were no other nominations from the floor, nominations were declared closed.

Martin Arnold was elected by acclamation to serve three year terms on the Board of Directors.

COMMUNITY UPDATES

Board President Marc Jones reviewed accomplishments by the Board during the past year. Close cooperation with the both MUD Boards had proven beneficial to the community in a number of ways. Major accomplishments included:

- No increase in assessment rate for three years in a row

- Achieved tax exempt status by IRS designation as a 501©(4) organization, reducing revenue needs in coming years
- Sales tax refund of over \$72,000 paid to the Association
- Working with MUD's replace sidewalks in various needed locations
- New pool company contract (A-Beautiful Pools) for the 2015-2015 season
- Working on the traffic light installation at Logenbaugh and West Copper Lakes in 2016
- Shade structures at Tennis Courts
- More Community Events to be scheduled in 2016
- Possible modification at the Logenbaugh Pool bath house

FINANCIAL PRESENTATION

Community Manager Emma Deatherage reviewed the budget for 2016 and answered questions from the floor. Additionally, reported a reduction in delinquencies for 2015 and 3.6 % of the community has pre-paid their 2016 Assessments.

GENERAL DISCUSSION

A general discussion and question and answer period followed.

DRAWING FOR DOOR PRIZES

Prizes were awarded from among those in attendance and those members who had sent in proxies for the meeting. Four Visa gift cards worth \$25.00 each and two cards valued at \$50.00 were awarded.

ADJOURNMENT

There being no further business the meeting was adjourned at approximately 8:15 P.M.



Signature (Approval)

11-29-16

Date