Copper Creek Condominiums
Board of Directors Meeting Minutes
Wednesday, January 11, 2023

Location: via zoom

Call to Order: 6:02 PM by Kate Wigginton

Present:

Kate Wigginton, HOA President & Director
Lily Yang, HOA Vice-President & Director
Hunter Harris, HOA Treasurer & Director
Nancy Mehner, HOA Secretary & Director
Nidhi Munshi, HOA Assistant Secretary/Treasurer & Director
Toni Myers, BEAL Properties, HOA Director
Persia Burgess, BEAL Properties, HOA Maintenance & Delinquency Coordinator

Absent:

N/A

A quorum was established for the zoom meeting.

1. **Minutes** from the September 28, 2022, Copper Creek Board of Directors meeting were presented. **Nancy Mehner made a motion to accept the minutes as written, Nidhi Munshi seconded, Unanimous approval.**

2. **Toni Myers updates**
   a. Copper Creek Condo HOA will send Lance Lester Group an Optimum reimbursement check for November, 2022.
   b. BEAL Properties IT person will work with Copper Creek Condos HOA instead of Will Smith, NSA Solutions.
   c. The management certificate to comply with TREC and city/county will be updated in the next week.
   d. The annual financial audit was discussed.
   e. The franchise tax report will be started in February or at the latest March.
   f. On the City of College Station website under Animal Control, all dogs and cats must be license tagged in Brazos County and rabies vaccinated.
   g. The City of College Station offered to pay the original settlement amount of $1,628.07 for the repair of the dumpster wall. **Kate Wigginton made a motion to accept the original offer with the condition that the city fix the current damage since the wall was repaired, install a bumper guard at the back of the dumpster area, and be responsible for future damage to the wall. Nidhi Munshi seconded. Unanimous approval.**
   h. Delinquency of dues at the end of December owed to the HOA were $3,975.24. One account makes up $3, 198.19 of the total balance and will be sent a 45-day final notice.

      i. A violations drive through will be routinely done by BEAL.

      j. Maintenance Report: Brenham Technical will install 2 rollers that are currently missing as a temporary fix to get the gate up and running. As a permanent fix, the concrete curb needs to be cut by a concrete contractor and the track needs to be extended so that the gate can be behind the edge of the curb so that no one continues to hit the gate. A bid will be obtained for this work. BEAL recently gained access to see the key card information and current residents. The back and side walk gates were discussed and will be discussed more in the future. Dwayne's Irrigation and Lawn Care removed dead shrubs in the complex. A bid to replace dead shrubs will be looked at in the Spring. One of the trees planted in the last year is not thriving so a tree specialist will look at it. The rusty nail spots on the buildings will be looked at by a general contractor. Chad's Mobile Wash pressure washed the dumpster area ground.

3. Financial:

      a. 10/1/22 – 12/31/22 last quarter (BEAL started 11/1/22). Beginning Balance $5,892.87. HOA Income $22,319.10. Total Operating Income $28,302.10. Total Operating Expenses $18,388.16. Net Operating Income $9,913.94

      b. Reserve Fund 12/31/22 $1,001.29

4. 2023 Budget

      a. Hunter Harris and Toni Myers will work on the 2023 budget.

5. Old Business

      a. Toni Myers will get a few quotes on repainting the lines and/or just the numbers in the parking lot.

      b. Unit 315 structural information will be discussed at the next meeting.

      c. Persia Burgess will get a quote from Grand Champ Roofing for the buckling in the roof shingles between 319/320

6. New Business

      a. Insurance quotes for the Copper Creek Condos will be looked at before February 17.

7. Adjourn

      Kate Wigginton made a motion to adjourn, Nancy Mehner seconded, Unanimous approval. Meeting adjourned at 7:35 PM.

Kate Wigginton

Kate Wigginton, HOA President

1/25/2023 | 7:18 AM PST

Date

Nancy Mehner

Nancy Mehner, HOA Secretary

1/25/2023 | 6:53 PM CST

Date