

**Copper Creek Condominiums
Annual Homeowner's Association Meeting Minutes
Saturday, March 25, 2023**

Location: BEAL Properties Office (3363 University Dr. East, Bryan, TX 77802) and via Zoom

Call to Order: 2:01 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 (Zoom)
Toni Myers, BEAL Properties, HOA Director
Persia Burgess, BEAL Properties, HOA Maintenance & Delinquency Coordinator
Membership: Alex Li, Martin Mehner, Dylan Harrison proxy for Douglas Harrison (Zoom), Sandeep Kalra (Zoom), Rick & Christina Onstott (Zoom), Melissa Etheredge (Zoom), Rob Walters (Zoom).

A quorum was established with 31 of 53 homeowners including proxies.

Proof of meeting announcement was a letter mailed on March 14, 2023 to owners, an email sent to owners on March 25, 2023, Facebook page, and a sign placed at Copper Creek Condos.

1. **Minutes** from the March 26, 2022, Copper Creek Annual Homeowner's meeting were presented. Kate Wigginton made a motion to accept the minutes as written, Hunter Harris seconded, unanimous approval. Meeting minutes are available on BEAL's public website.
2. **Financial:**
 - a. 10/1/22 – 2/28/23 (BEAL started 11/1/22). Beginning Balance \$5,892.87. Total Operating Income \$55,255.73. Total Operating Expenses \$33,588.57. Net Operating Income \$21,667.16. Cash Flow \$27,061.40
 - b. Reserve Account Balance 12/31/22 \$1,001.29
3. **President's Report** by Kate Wigginton:
 - a. Copper Creek Condo management company changed in November, 2022, saving over \$11,000 a year.
 - b. Change in the 2 bedroom HOA fee.
 - c. Optimum contract changed December, 2022, saving over \$22,000 a year.
 - d. Goal for the reserve account is \$60,000 to cover the deductibles on insurance for major unexpected repairs.
4. **Management Report** by Persia Burgess:
 - a. Five accounts currently make up \$1,306.90 in outstanding dues.
 - b. BEAL has not started issuing violations yet.
 - c. Twelve service/maintenance requests have been addressed.

- d. Homeowners are encouraged to send suggestions for future project ideas for the complex to Persia.

5. Copper Creek Condos Proposed Budget 2023 by Toni Myers and Hunter Harris

- a. Projected income from HOA dues \$142,680
- b. Projected expenses discussed totaling \$118,155 (discussed having a roll-off during move in days)
- c. Projected reserve account deposit \$14,000

6. Copper Creek Condos MLS

- a. MLS comparative sales data presented by BEAL for 10 Copper Creek Condos since 1/2019 (no private sale information available)

7. Evidence of Property Insurance & Certificate of Liability Insurance

- a. Copies distributed at the meeting and available on BEAL's public website for Copper Creek Condos.

8. New Business: none

9. Old Business:

- a. An estimate from Brenham Technical was submitted for the 2 pedestrian gates for a key card system for \$8,590 which does not include getting electricity to the area. A suggestion for a punch system for 2 pedestrian gates that do not require electricity was brought up.
- b. From the September 7, 2022 meeting, discussed restriping and repainting the numbers in the parking lot.

10. Election of Board of Directors

Hunter Harris (unanimous yes), Nancy Mehner (unanimous yes), and Nidhi Munshi (unanimous yes)


11. Homeowners meeting adjourned at 2:51 PM.

12. Executive session meeting called to order at 2:51 PM.

- a. Kate Wigginton made a motion to accept Hunter Harris as Treasurer (2 years), Nancy Mehner as Secretary (1 year), and Nidhi Munshi as At Large (2 years) Hunter Harris seconded. Unanimous approval.
- b. Suggestion and discussion to make the pedestrian gate at the pool and the two side pedestrian gates fencing only without gates.
- c. A dumpster guard was discussed.
- d. Copper Creek Condo annual meeting Saturday, March 23, 2024 at 2:00 PM.

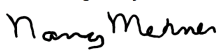
13. Meeting adjourned

Kate Wigginton made a motion to adjourn the Executive session meeting at 3:07 PM. Nancy Mehner seconded. Unanimous approval.

DocuSigned by:

 Kate Wigginton, HOA President

3/29/2023 | 12:33 PM PDT

 Date

DocuSigned by:

 Nancy Mehner, HOA Secretary

3/29/2023 | 5:08 PM CDT

 Date