

**Copper Creek Condominiums
Board of Directors Meeting Minutes
Tuesday, March 22, 2022**

Location: via zoom

Call to Order: 7:00 PM by Karen Bragg

Present:

Karen Bragg, HOA President & Director (KB)
Kate Wigginton, HOA Vice-President & Director (KW)
HOA Treasurer & Director - vacant
Nancy Mehner, HOA Secretary & Director (NM)
Lily Yang, HOA Assistant Secretary/Treasurer & Director (LY)
Lance Lester, Director of TLG, Property Management Company for CCC (LL)
Samantha Howard, TLG Property Management Company for CCC(SH)

1. HOA Updates

- The TLG contract is signed through 12/31/2022.
- The CCC HOA needs to be registered with Brazos County and the TREC. June 2, 2022 is the deadline for the TREC.
- The date is May 1, 2022, to reopen the clubhouse and a key card will be the only way to access the clubhouse and pool during the hours of 6:00/AM to 10:00 PM. The old clutter in the clubhouse will be cleaned out prior to May 1. LL recommends a deep cleaning for the CCC clubhouse every 2 weeks starting May 1, which will cost around \$150.00 for each cleaning.
- At this time, LL recommends waiting to lower HOA dues for the two bedroom condos. The reconciled balance is \$15,000 - \$18,000 each month. He would like to see \$15,000 put into reserves each year.
- Dwayne Skinner has planted 6 trees for \$3,500. One more tree needs to be planted and replacing dead bushes needs a bid obtained from Dwayne Skinner. KW made a motion to plant one tree and get a bid for replacing the dead bushes. KB second. Approved.
- A camera with a speaker for the dumpster area was suggested. Signage stating "No Mattress", "No Carpet", etc for the dumpster area was also discussed.
- The CCC HOA needs a homeowner for the Treasurer position.

- Dwayne Skinner for the lawn maintenance does not have a rate increase for 2022, but that the pool maintenance will have a minimal rate increase.
- KB noticed the paint on the white trim has rusty nails showing through. SH will get two bids for the work. Lights for the mailbox area will depend on if electrical is already in that area or if it is easy to install.
- No dog issues currently.
- The new pool furniture will be delivered by May 1, 2022.
- LL continues to be in contact with the City of College Station, County Court #3, regarding reimbursement for the dumpster damage. He is in contact to get a court date for a trial. The boat that is parked in the visitor parking spot inside the gate will be towed if it is not removed after notifying CCC owners. KW and NM need to be added to the checking account. KW discussed parking spot 310.

2. Adjourn

- KW motioned, NM Second, approved. We adjourned at 8:58 PM.

DocuSigned by:
Karen Bragg
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Karen Bragg, HOA President

9/13/2022 | 9:17 PM PDT

Date

DocuSigned by:
Nancy Mehner
1021A8BF8184474...

Nancy Mehner, HOA Secretary

9/17/2022 | 3:35 PM PDT

Date