

**Copper Creek Condominiums
Board of Directors Meeting Minutes
Wednesday, September 7, 2022**

Location: via zoom

Call to Order: 7:00 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
Lance Lester, Director of TLG, Property Management Company for CCC *Left the zoom meeting at 8:52 PM.

Absent:

Nidhi Munshi, HOA Assistant Secretary/Treasurer & Director
Samantha Howard, TLG Property Management Company for CCC

- 1. Minutes from the March 22, 2022 Copper Creek Condominium Board of Directors meeting were presented. Kate Wigginton made a motion to accept the minutes as written, Hunter Harris seconded, Unanimous approval.**

- 2. Lance Lester updates**
 - a. No court date scheduled at county court 3 in regards to the dumpster wall reimbursement from the damage from the garbage truck in 2021.
 - b. The TREC form as well as the franchise tax and public information reports have not been filed. **Kate Wigginton made a motion for Lance Lester to hire his CPA to file all these forms. Hunter Harris seconded. Unanimous approval.**
 - c. Accounting firm for a financial audit mentioned.
 - d. The car gate is currently functioning. It has had issues with the chain.
 - e. The original Suddenlink / Optima 5 year contract ended on August 31, 2022. Currently the service is \$3233 monthly for about 30 Mbps and cable.
Suggestions going forward:
Sign a 5 year contract with Suddenlink / Optima for \$25.00 monthly for each of the 53 condos plus clubhouse for 400 Mbps with no cable. (\$25 x 54 = \$1,350 monthly) OR
Continue paying Suddenlink / Optima as is until Fiber is available to Copper Creek possibly in 18 months from Frontier or MetroNet
Discussion was tabled until a survey from the Copper Creek Owners is obtained in regards to rental contracts currently in place that provide cable.

- f. Lance Lester suggested that he could pay Matt to fix the rusty nails throughout the complex. The cost to Copper Creek would be \$30.00 an hour. **Kate Wigginton made a motion to fix the rusty nails up to \$1,000. Hunter Harris seconded. Approved.**
 - g. Lance Lester will get a quote from Dwayne Skinner for missing shrubs. \$2,768 was paid to Dwayne on March 25, 2022, for planting 6 trees.
 - h. Unit 315 structural flooring was discussed. Kate Wigginton will check on code specification for 2015. The City of College Station would have had an inspection when the units were being built.
3. **Lance Lester reported that the cash balance is \$35,765.52. He is expecting another \$4,000 in dues by September 10, 2022.**
4. **The 2023 budget was discussed.**
5. **Old business**
- a. Reduction of HOA fees for 2 bedroom units vs. 4 bedroom units based on living area square footage from the Brazos CAD data is a constant value. **Kate Wigginton made a motion for the HOA fees for the 2 bedroom units to be \$170.00 monthly which is 70% of the 4 bedroom units \$242.00 monthly dues based on living area square footage from the Brazos CAD data starting January 1, 2023. Nancy Mehner seconded. Unanimous approval.**
 - b. Parking spots for units 312, 311, 310, 309 and 308 were addressed. **Kate Wigginton made a motion to accept the renumbering of 8 spots as outlined in the attachment. Nancy Mehner seconded. Unanimous approval.**
 - c. 2 visitor parking signs and 1 dumpster sign will be ordered.
 - d. Kate Wigginton and Hunter Harris will be added to the bank signature card on September 16, 2022.
 - e. Lance Lester said that the buckling on the roof over 319/320 was looked at by a roofer. There is not a leak so at this time it is better to leave it alone.
 - f. Lance Lester will send out pictures of the “washing away” behind unit 330.
 - g. Lance Lester will check on the brown color painting progress of unit 304 white front door.
 - h. One section of the metal fence near unit 317 needs fencing added to the bottom for security and continued unobstructed drainage.
 - i. Key cards were discussed.
6. **Property Management contract**
- a. The current property management contract with Lance Lester, TLG, for \$1,500 monthly expires on December 31, 2022. Lance Lester emailed Kate Wigginton withdrawing his property management position at the end of the year.

- b. Berkshire Hathaway HOA Management Services (BHHS) submitted a proposal for \$1,250 monthly and BEAL properties submitted a detailed proposal for \$583 monthly plus a one time set up charge of \$1,000.
- c. After discussion, **Kate Wigginton made a motion not to renew Lance Lester's (TLG) contract as the property management company at the end of 2022 and accept BEAL properties proposal starting January, 1, 2023. Lily Yang seconded. Unanimous approval.**

7. Adjourn

Kate Wigginton motioned, Hunter Harris Second, Approved.
We adjourned at 9:22 PM.

DocuSigned by:
Kate Wigginton
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Kate Wigginton, HOA President

9/10/2022 | 9:07 AM PDT

Date

Nancy Mehner

Nancy Mehner, HOA Secretary

9/10/2022

Date

