

**Copper Creek Condominiums  
Annual Homeowner's Association Meeting Minutes  
Saturday, March 26, 2022**

**Location:** 801 N Earl Rudder Fwy, Bryan, TX. 77802 and via Zoom

**Call to Order:** 2:05 PM by Karen Bragg

**Present:**

Karen Bragg, HOA President & Director  
Kate Wigginton, HOA Vice-President & Director  
HOA Treasurer & Director - vacant  
Nancy Mehner, HOA Secretary & Director  
Alex Li as proxy for Lily Yang, HOA Assistant Secretary/Treasurer & Director  
Lance Lester, Director of TLG, Property Management Company for CCC  
Samantha Howard, TLG Property Management Company for CCC  
Membership: Martin Mehner, Nidhi Munshi, Colin Hunter Harris, Dylan Harrison proxy for Douglas Harrison (Zoom), Mohit Jain (Zoom), Dennis Hurley (Zoom), Tingcheng Wu (Zoom), Sandeep Kalra (Zoom), Dennis Arnst (Zoom), Alton Ofczarcak (Zoom).

**1. Validation of Quorum of Homeowners by Karen Bragg, President**

**2. Minutes from 2021 Annual Homeowner's Association Meeting**

- Kate Wigginton made a motion to approve the minutes as written.
  - Nancy Mehner second.
  - Unanimous approval.

**3. President's Report – Karen Bragg**

- Swimming pool leak is fixed.
- The front car gate and control panel are working.
- Six new trees were planted and one more will be planted to replace dead trees.

**4. TLG Property Management Company – Lance Lester, Director of TLG**

- The control panel at the front car gate is successful.
- Cameras are working on the complex.
- Two main pool leaks were detected and fixed.
- The city trash truck destroyed the dumpster brick wall and it was rebuilt. We did not accept the small city offer, so now it is filed in small claims court.
- The Copper Creek clubhouse will open May 1, 2022, from 6:00 AM – 10:00 PM. A key card must be used to access the clubhouse.

- Six trees were planted and another one will be planted. A bid is being submitted to replace dead bushes.
- At this time, there will be no HOA dues increase or decrease.

#### **5. Financial for Copper Creek Condo HOA**

- Total year income: \$153,912.00
- Reserve balance as of 12/31/2021: \$18,210.00

#### **6. Membership items for discussion**

- Karen Bragg brought up that the pedestrian gate is being left open by a rock and asked members to please ask their tenants to close the gate. Martin Mehner brought up that the latch on pedestrian gate is not working properly. Sam Howard will have maintenance check on the latch.
- The new pool furniture will be delivered in May.
- The pool screen around the fence and additional landscaping is on the goals list.
- Karen Bragg brought up the HOA fee for the 2 bedroom condos.
- Sandeep Kalra, Unit 352, mentioned that there are insects breeding in the soil and that the backside floods.
- Nidhi Munshi, Unit 303, mentioned that the numbered parking spots are fading and need to be repainted in the parking lot.
- The boat parked in the visitor spot across from unit 353 will be towed after Sam Howard sends out a notice to members. A "Reserved for Visitor Parking" sign was suggested.
- Saturday, March 25, 2023 at 2:00 PM is the date set for the CCC annual HOA meeting.

#### **7. Election of new Board of Directors**

- Election of 2 new Board of Directors.  
Nancy Mehner  
Nidhi Munshi

#### **8. Meeting Adjourned**

- Kate Wigginton made a motion to adjourn the meeting at 3:11 PM.
  - Alex Li second.
  - Approved unanimously.

#### **9. Designation of Board of Directors**

- Karen Bragg resigned as Copper Creek Condos HOA President.
  - Kate Wigginton made a motion to accept Karen Bragg's resignation.
    - Alex Li second.
    - Approved unanimously.

- Kate Wigginton made a motion to bring Colin Hunter Harris onto the CCC HOA Board of Directors.
  - Alex Li second.
  - Approved unanimously.
- Kate Wigginton made a motion to accept the following five Board of Directors:
  - Kate Wigginton – President
  - Lily Yang - Vice President
  - Colin Hunter Harris – Treasurer
  - Nancy Mehner – Secretary
  - Nidhi Munshi – Assistant to the Treasurer and Secretary
    - Nancy Mehner second.
    - Approved unanimously.

DocuSigned by:  
**Karen Bragg**  
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Karen Bragg, HOA President

9/13/2022 | 9:17 PM PDT  
\_\_\_\_\_  
Date

DocuSigned by:  
*Nancy Mehner*  
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\_\_\_\_\_  
Nancy Mehner, HOA Secretary

9/17/2022 | 3:35 PM PDT  
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Date