

COPPERFIELD COMMUNITY ASSOCIATION

Minutes of the Board Meeting
May 21, 2007

CALL TO ORDER

The Board meeting of the Copperfield Community Association was held on the above date at the Copperfield Community Center, 15409 Willow River Drive.

Present: Bob McCavitt, President – Southcreek Village
Kevin Bienvenu, Director – Northmead Village
Ralph Winkler, Treasurer – Middlegate Village
Roger Clayton, Director – Westcreek Village
Dick Rue, Vice President – Southdown Village
Don Groff, Director – Copperfield Place Village
Debbie Spaw, SCS Management Services Inc.
Terri Sigmund, SCS Management Services Inc.

Absent: Terry Ward, Director – Easton Commons Commercial
Tina Howard, Director – Easton Commons Village

Also Present: Sharon Malkovicz, Crime Watch Chairperson

Quorum was established.

Director McCavitt called the meeting to order at 6:25 P.M. A motion was made by Director Clayton and seconded by Director Winkler to approve the agenda. All were in favor.

Homeowners and Guests to address the Board

Mr. Tim Jean, a Southcreek homeowner, was present to discuss the replacement of the unstable concrete panels that border his property. Mr. Jean brought pictures to show the board that the pea gravel decking that was poured around his pool was extended to the concrete fence. Removal of the concrete posts will crack the decking. Mr. Jean is asking the Board to consider adding the wood fence around the outside of the concrete wall. He is willing to take on all responsibility and liability for the concrete fence and any damage or injury it may cause if it falls. The Board asked that the Association attorney draw up an agreement.

Copperfield Place Village Director Chambers, asked that the CCA Board replace the remainder of the fence along Cherry Park and Glen Chase. Director McCavitt explained that any fence replacement to non-CCA fencing has been at the expense of the Villages. As requested the fence discussion will be added to next month's agenda.

Landscape Report

Mr. McNabb presented a bid for the removal of a dead pine tree on Longenbaugh. He also reported that the color change has been completed.

Crime Watch Report

Ms. Malcovicz reported that extra deputies would be on duty the last three days of school, to prevent possible end-of-the-year mischief.

Sgt. Ruggiero will be retiring soon. He is working with the Precinct to help select his replacement.

The non-emergency dispatch center is still hiring staff . Response times through that dispatch center are slower than what the Sgt. and the Crime Watch Committee would like. A meeting is being set up with Commissioner Raddack as well as the Captain for the District over dispatch.

Copperfield Community Association

May 21, 2007

Page 2 of 3

It was suggested by a homeowner that additional lighting be added at the south side of the Center. SCS will get a bid for lighting.

Minutes

A motion was made by Director Rue and seconded by Director Beinvenu to approve the April 9, 2007 minutes. All were in favor.

Action Taken Outside a Meeting

The Board voted via email to stop the suit against Allied Waste. Allied sent statements to homeowners that had not paid the surcharge fee. The Board asked that Mr. Jordan send Allied a letter and that the Allied response be posted on the website and newsletter.

The Board voted to approve the removal of 5 trees to allow for the fence replacement. 4 of the trees were on Northmead property. Ms. Sigmund attempted to stop the tree removal until permission could be granted from Northmead. Unfortunately by the time word reached the tree removal crew the trees had already been taken down. A motion was made by Director Winkler and seconded by Director Clayton to reimburse Pampered Lawns up to \$700 for the cost of removing the trees. All were in favor.

The Board voted via email, one opposed, six in favor, to approve replacing the damaged concrete fence at Royal Gardens and Longenbaugh with wood. The west side of the fence has been replaced. Ms. Sigmund will get with Texas Fence to be sure that fence is tapered and abuts the concrete fence as smoothly as possible.

A motion was made by Director Winkler and seconded by Director Clayton to extend the wood fence around the concrete fence pending approval from the association attorney. There were five votes in favor and one opposed. The motion carries.

A motion was made by Director Winkler and seconded by Director Bienvenu to approve the Texas Fence bid to stain the Longenbaugh fence. All were in favor.

New Business

Mr. Alan Hambrick and Mr. Joe Belgara, both from Sterling Bank, discussed with the Board several money management options. The Association funds are currently in the Prime Sweep Account. It is a mutual fund. The first \$100,000 are insured. The remainder of the monies gets moved into short-term investments where there is little volatility. This account is called an SEI account.

There is another investment account called AIM. It has a slightly higher return rate but there are fees that would have to be paid for the account that make the return rate almost the same as the SEI account. Additional work is involved to "sell" the funds to make them liquid and move to the operating account. Higher rates but greater volatility.

Brokered CD's could be purchased. The CD's would have to be "shopped", which make it not cost effective for the bank to do.

A motion was made by Director Winkler and seconded by Director Bienvenu to keep the association funds in the Prime Sweep Account. All were in favor.

Management Report

Ms. Sigmund presented the Financial Report. Several general ledger codes will be researched for coding errors.

The Action Item List had no pending items on it.

Copperfield Community Association

May 21, 2007

Page 3 of 3

The Common Area Maintenance Inspection was reviewed. A motion was made by Director Winkler and seconded by Director Clayton to approve the SCS bids for the mildew removal on West Rd., Queenston, and Barker Cypress. All were in favor. Director McCavitt asked that the monument on the east side of Queenston at Forest Heights, under the tree, be washed also.

A motion was made by Director Winkler and seconded by Director Clayton to approve the Pampered Lawn bid for the removal of a dead pine tree on Longenbaugh. All were in favor.

The Board asked that the Center sign bids be placed on next months agenda.

The Board denied access to Stroller Strides for exercise classes.

Adjournment

A motion was made by Director Groff and seconded by Director Winkler to adjourn the meeting at 9:00 pm. All were in favor.

Attest

Date