

# ***COPPERFIELD PLACE VILLAGE COUNCIL***

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF  
THE COPPERFIELD PLACE VILLAGE COUNCIL, INC. HELD  
MAY 30, 2006 AT 7:00 P.M.  
AT THE COPPERFIELD COMMUNITY CENTER, 15409 WILLOW  
RIVER DRIVE, HOUSTON, TEXAS 77095**

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## **DIRECTORS PRESENT**

Carl Chambers  
Donald Groff

## **IN ATTENDANCE**

Dee Chambers  
Karen & John Moore  
Michael Meagher, Community Manager, representing the managing agent,  
Association Management, Inc.

## **CALL TO ORDER**

Due notice of the meeting having been given and a quorum being present, the meeting was called to order. Board President Donald Groff presided and Michael Meagher acted as Recording Secretary.

## **ADOPTION OF AGENDA**

On a motion duly made, the agenda was adopted.

## **ELECTION OF OFFICERS**

The Board agreed on the following officers for the coming year:

- President                      Don Groff
- Vice-President                Carl Chambers
- Secretary/Treasurer        Wilbert Oliver

## **HOMEOWNER/GUEST FORUM**

Karen Moore asked about the pruning currently being done by the CCA on Glen Chase, as it seems that the pruning is too severe. President Groff and community manager Meagher will pass these concerns on to the CCA. She also pointed out that there are still no speed limit signs on Glen Chase and Clear Valley.

## **CONSIDERATION OF MINUTES**

On a motion duly made, the minutes of the Board meeting held on March 27, 2006 were approved as presented. The draft of the April 24, 2006 annual meeting was approved pending ratification by the membership at the 2007 meeting.

## **COMMITTEES:**

### Architectural Review

No report.

### Deed Restrictions

The community manager reviewed the deed restriction enforcement process and talked in general terms about the 124 items currently open.

### Pool & Park

No reports were submitted. The Board and the membership discussed the possibility of upgrading the card reader system to all revoking of privileges for members who have not paid their assessments. The community manager was asked to do an analysis of:

- the cost of replacing existing pool access cards
- the cost of upgrading to a reader that will allow deleting access by those who have not paid
- the cost of a gate attendant to monitor access

### Crime Watch

Karen Moore reported that there has not been much interest expressed in forming a Copperfield Place Village Crime Watch. The committee will continue putting articles in the Copperfield newsletter. Meanwhile, she urged everyone to call the non-emergency number at the Sheriff's Office with anything suspicious they see, even if they are not sure it needs to be reported.

She reported on the meeting of the Copperfield (CCA) Crime Watch and offered the following notes from the minutes:

- Wal-Mart incident under investigation (located in District 4) -- not related to Kroger incident -- still under investigation.
- 2 assaults 1 aggravated robbery.
- Body found in parked vehicle in parking lot of Highway 6 strip center -- no obvious foul play.
- Discussed point of contact when Sgt. is unavailable (281-290-2100) -- ask for Sgt. or Lieutenant on duty -- District 5 -- identify yourself as a security coordinator for Copperfield Area Crime Watch Committee. If a committee member calls this number for any reason, that committee member will notify the other members and follow up with information obtained. Sgt. noted only ranking officers are allowed to give available information.
- Sgt. asked everyone to refrain from communicating unverified or unsubstantiated information.
- Sgt. reported seizure of 145 grams of cocaine.

- Deputy Teresa Varvaris will begin conducting child car seat safety inspections on Friday, June 16 from 10:00 am until 2:00 pm by appointment only (281-856-9060) and every 3<sup>rd</sup> Friday of the month thereafter.
- Car break-in at parking lot of Lowry Elementary School – officers from Constable’s office dispatched – should have gone thru Copperfield.
- RAD class - 40 have registered – first 20 registrants attend – another class will be held at later date.
- Sgt. will increase deputies’ presence the last week of school.
- Deputies are directly reporting street light outages.

**MANAGEMENT REPORT:**

Review of Financial Statements: The financial statements for the period that ended April 30, 2006 were reviewed. The Association had a cash balance of \$42,062.49 in Operating Funds. The Replacement Fund had a balance of \$11,621.54. The mistaken billing by Startex Power (which AMI had discovered) was resolved in the association’s favor. Year to date, the Association’s revenues were \$44,373.92 and operating expenses were \$68,675.02, leaving a deficit of \$24,301.10. On the other hand, the budget had projected a deficit \$3,467 higher at this point in the year.

The community manager was asked to look into the reason general ledger account 5830.10 (Swimming Pool Management) is \$603 over budget year to date and what is included in the year-to-date expenses under account 5831.30 (Swimming Pool Repairs). With those questions, the financial statements were accepted.

Deed Restrictions: The managing agent reported that there were 124 currently active service requests. During May, 48 service requests were closed and a total of 46 letters were sent.

**ADDITIONAL BUSINESS**

The Board discussed the question raised by a member about providing one pool access card to each household at no charge, rather than the current practice of charging \$25 for all cards. A decision on changing this policy was deferred.

The Board reviewed a proposal from Houston Fence to replace the fence around the wading pool and the entrance (with the exception of the gate), as it has corroded through in several places and cannot be repaired. The total cost of the replacement fence, including powder coating, is approximately \$8,765.00. The manager was asked to obtain competitive bids.

**EXECUTIVE SESSION**

At this point, the Board adjourned to executive session to discuss pending collection and deed restriction matters being pursued by the association’s attorney.

The Board requested answers from the attorney on two matters and the community manager will follow up.

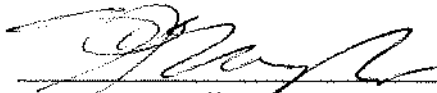
**SCHEDULE NEXT MEETING**

The next meeting is the annual meeting scheduled for 7:00 p.m. on June 21, 2006, at the Copperfield Community Center, located at 15409 Willow River Drive, Houston, Texas 77095.

**ADJOURNMENT**

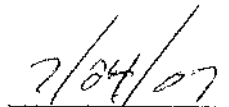
There being no further business, the meeting adjourned.

**SUBMITTED**

  
\_\_\_\_\_  
Recording Secretary

**APPROVED**

  
\_\_\_\_\_  
Chair

  
\_\_\_\_\_  
Date