

# ***COPPERFIELD PLACE VILLAGE COUNCIL***

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF  
THE COPPERFIELD PLACE VILLAGE COUNCIL, INC. HELD  
JANUARY 23, 2006 AT 7:00 P.M.  
AT THE COPPERFIELD COMMUNITY CENTER, 15409 WILLOW  
RIVER DRIVE, HOUSTON, TEXAS 77095**

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## **DIRECTORS PRESENT**

Cheryl Best  
Donald Groff  
Wilbert Oliver

## **IN ATTENDANCE**

Karen & John Moore  
Terry Beiswanger  
Brian & Violet Hawkes  
Cleophous Sharp  
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.

## **HOMEOWNER/GUEST FORUM**

Mr. & Mrs. Hawkes asked for some details about the budget process since they could not be present at the November meeting. They also discussed pool operations and the CCA assessment and the Board responded. The increase in the Copperfield Place Village assessment is being driven by a number of factors, some not under the Board's control. These include a \$6.00 per home increase in the CCA assessment, increasing costs for utilities and the need to build up replacement reserves that had to be depleted by the pool renovations in 2005.

Karen Moore said she had been attending recent meetings and felt there was good value for the assessments paid to support security, common area maintenance, amenities and utilities. Donald Groff pointed out that communities in other states often have taxes at various local levels that are different from those in Copperfield.

Mr. Hawkes asked about the gate in the fence behind McDonalds. Cheryl Best related that it had been removed a few years ago. However, it was put back after the association incurred expenses several times to repair the fence because people had dismantled it.

Terry Beiswanger complained about letters from BFI, threatening cancellation of service because he had balked at paying his bill that was sent for the wrong amount. It was again explained to him that he has an account relationship directly between himself and BFI. The Copperfield Community Association negotiates the contract, but Copperfield Place Village has no direct role in his complaints with the company. Others present said they had simply deducted the over-billing, paid the rest and their account was adjusted.

Mr. Sharp suggested looking into potential investment in the community by banks who are required to do this under the Federal Community Reinvestment Act. Cheryl Best agreed to draft a letter to be sent to vice presidents of community relations for banks in the vicinity.

#### **CONSIDERATION OF MINUTES**

On a motion duly made, the minutes of the Board meeting held on November 28, 2005 were approved.

#### **COMMITTEES:**

Architectural Review, Deed Restrictions and Pool & Park: No report.

Security: Karen Moore reported on the meeting of the Copperfield Crime Watch on January 11, 2006:

Sgt. Ruggiero reported on crime trends in December. There was a marked increase in criminal mischief. Effective 9/1/05, a state law went in to effect relating to the authority of a municipality to alter speed limits in an urban district within the municipality to 25 mph. Because of the increase in attendance and Wheatstone representatives Alan Lisy and Jeff Herrold attending for the first time, there was much discussion regarding tagging.

Sharon Malkovicz reviewed the committee Bylaws and suggestions were made. Sharon will make the revisions and the committee will review at the February 8, 2006 meeting.

A motion was adopted to accept two new members from CCA member groups, John Moore from Copperfield Place Village and Billy Bush from Westcreek.