

COPPERFIELD PLACE VILLAGE COUNCIL

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE COPPERFIELD PLACE VILLAGE COUNCIL, INC. HELD SEPTEMBER 24, 2007 AT 6:30 P.M. AT THE COPPERFIELD COMMUNITY CENTER, 15409 WILLOW RIVER DRIVE, HOUSTON, TEXAS 77095.

DIRECTORS PRESENT

Donald Groff
Carl Chamber
Sue Cox

IN ATTENDANCE

Alex Taylor and Michael Meagher 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 the managing agent acted as Recording Secretary.

ADOPTION OF AGENDA

On a motion duly made, the agenda was adopted.

HOMEOWNER/GUEST FORUM

Greg McNabb and Jason McNabb representing Pampered Lawns met with the Board to review landscape maintenance requirements. Greg McNab agreed to continue service to Copperfield Place Village under the existing contract at the present rate.

CONSIDERATION OF MINUTES

On a motion duly made, the minutes of the Board meeting held on July 23, 2007 were approved.

COMMITTEES:

Pool & Park: Dee Chambers reported that the pool season was winding down and that the pool would be open Saturdays and Sundays through October. She also mentioned that the pool area appeared to be in better order thanks to volunteers. She reported that landscaping improvements were planned for the coming months and cost estimates would be forwarded to the Board for its review.

Crime Watch: No report.

CCA: No report.

MANAGEMENT REPORT:

Review of Financial Statements: The financial statements for the period that ended August 31, 2007 were reviewed. The Association had a cash balance of \$32,590 in

Operating Funds. The Replacement Fund had a balance of \$25,696. Accounts receivable totaled \$35,856. This was a reduction of \$506 from the prior month. Year to date the Association's revenues were \$88,456 and operating expenses were \$96,457, leaving a deficit of \$8,001. The reports were accepted.

Action Items: The managing agent reported on the status of pending action items. The Board accepted the report.

Deed Restrictions: The managing agent reported that there were 115 currently active service requests.

Grounds Maintenance Agreement: The Board agreed to continue the relationship with Pampered Lawns under the existing terms and conditions.

Audit & Tax Proposal: The board agreed to retain the existing relationship with Chris Clark, CPA rather than expend additional funds to obtain an earlier audit report.

2008 Budget: On a motion duly made the board approved the 2008 budget including an annual assessment of \$585, an increase of 3.54% from 2007.

IRIS Mass Notification: The managing agent reported that it had obtained preferred pricing for communities for this mass notification system. The Board deferred a decision pending further consideration.

SCHEDULE NEXT MEETING

The next Board of Directors meeting is scheduled for Monday, November 26, 2007 at 6:30 PM at the Copperfield Community Center, located at 15409 Willow River Drive, Houston, Texas 77095.

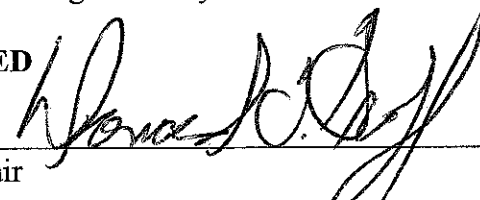
ADJOURNMENT

There being no further business, the meeting adjourned.

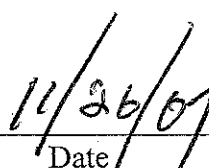
SUBMITTED



Recording Secretary

APPROVED 

Chair



Date