

COPPERBROOK HOMEOWNERS ASSOCIATION, INC

Monthly Board of Directors Meeting

December 14, 2023 6:00 PM
La Madeleine
19710 HWY 290 NW FWY, Suite 100
Houston, TX 77065

OPEN SESSION BOARD OF DIRECTORS MEETING AGENDA

I. CERTIFICATION OF QUORUM

II. CALL TO ORDER

III. APPROVAL OF PRIOR MEETING MINUTES

IV. HOMEOWNER FORUM

*Any Owner that wishes to speak briefly on matters of concern that need to be brought to the Board's attention. After the forum ends Owners are welcome to attend the rest of the meeting (Except Executive Session), but not participate in the Board's discussion. **Due to limited time, please submit any questions or concerns for the Board to discuss to communications.mos@fsresidential.com prior to the meeting.***

V. BOARD OF DIRECTORS FORUM

A. ACC COMMITTEE DISCUSSION

B. INSPECTIONS

C. BOARD CONCERNS

D. ATTORNEY FORUM

VI. REPORTS

Management reviewed the financial statements for the period ending in 08/31//2023. On that date, the Association had a cash balance of \$39,336.31 in the operating fund and \$64,074.04 in the replacement fund. For the Year the Association has had a total revenue of \$160,895.88 and total expenses of \$166,582.27, operating at a Deficit of \$5,686.39. On this date, the Association had a total of \$31,095.25 in outstanding accounts resulting in 10 owners delinquency. The report was accepted. Management reported that through the management report and relayed during this portion of the meeting, the Association had a total of 100 Deed Violations, 1 Architectural Applications, 5 open Work Orders and 26 Resident Inquiries.

A. PROPERTY MANAGEMENT REPORT

B. FINANCIAL REPORT

VII. ADJOURN TO EXECUTIVE SESSION

If called to consider actions involving personal, pending litigation, contract negotiations, enforcement actions, matters involving invasion of privacy of individual Owners, or matters that are to remain confidential by the request of the affected parties and by agreement of the Board.

1. Violation/Enforcement Actions
2. Review Delinquency Report
3. Pending Litigation
4. 2024 Operating Budget Discussion

VIII. RECONVENE TO OPEN SESSION

Following the Executive Session, the regular meeting of the Board of Directors is reconvened.

IX. ADJOURNMENT