

COPPERBROOK HOMEOWNERS ASSOCIATION, INC

2024 Annual Meeting of the Members

April 6, 2024 11:00 AM
Copperbrook Community Pool
14814 Englebrook
Houston, TX 77095

ANNUAL MEETING AGENDA

I. CERTIFICATION OF QUORUM

II. CALL TO ORDER

III. INTRODUCTIONS

IV. APPROVAL OF PRIOR ANNUAL MEETING MINUTES

V. REPORTS

A. MANAGEMENT REPORT

B. 2023 FINANCIALS

VI. BOARD FORUM

VII. HOMEOWNER FORUM

Any Owner that wishes to speak briefly on matters of concern that need to be brought to the Board's attention.

VIII. ADJOURNMENT

Copperbrook Homeowners Association

2022 Annual Meeting Minutes

Saturday, October 29, 2022 at 1:00 p.m.

Location: Charles W. Austin Park, 8515 Willancy Ln, Houston, TX 77095.

Minutes

- I. Call to Order/Roll Call at 1:25 p.m. by Francesca Garcia. In attendance: Francesca Garcia, Elias Megersa, Angie Pena, JoDee Stegmaier, Sandra Kinloch. Approximately 5-10 homeowners. Rose McNally & Norma Walch with Affinity Property Management.
- II. Homeowner & Guests: Questions, Concerns, & Comments: Owner said management is too picky on deed restrictions.
- III. Past Board Accomplishments: Francesca Garcia covers list of 2022 Board Accomplishments. Informed owners about WIV and need for transparency and reduce spending. APM to contact management company of Kroger property – complaints. GoFund Me to be taken down – Dhaliwal, in homeowner’s name. No activity for 3 years. New management discussed and Affinity (see next section)
- IV. Old & New Business: The five homeowners present at this time requested Affinity remain on as management. Expressed satisfaction and enjoyed coming to their office and working with management. More personal and involved. Board recommends that if a separate meeting is required to overturn prior vote to move forward with First Service, then a new meeting will require 25 votes (later decided can be ballots) to vote on management companies. APM to email Shawn McKee.

Speed limit reduction to 25 mph. Must be approved by 2/3 homeowners with signature/petition per County.
- V. 2023 Budget reviewed. Budget was approved at October 24th open meeting.
- VI. Approve Prior Meeting Minutes - Tabled
- VII. Approve Prior Financials – 2021 Financials approved. All in favor. Loss due to winter freeze and no reimbursement from MUD130 for National Night Out by Jan 31, 2021.
- VIII. Vote Tally and Election of (2) members to the Copperbrook Board of Directors:

Francesca Garcia receives the most votes. Angie Pena second most votes. Stephen Davignon fewest votes. The two members to fill the 2 seats are Francesca Garcia and Angie Pena.

COPPERBROOK HOMEOWNERS ASSOCIATION

Please choose only **ONE** of the following options (only properly completed proxies/absentee ballots will be accepted). Important: You will be required to fill out the Owner Information section for any option selected:

- OPTION 1:** This proxy is for the sole purpose of establishing a quorum of owners. I abstain from casting a vote for the meeting minutes or for any other matters that may come before the meeting.
- OPTION 2:** The below named Proxy Holder is authorized to vote on my behalf as he/she best determines.
- OPTION 3:** CHECK HERE TO VOTE BY ABSENTEE BALLOT (Please complete the absentee ballot below)

PROXY

I, the undersigned Member of the **Copperbrook Homeowners Association**, do hereby appoint _____ or the Secretary of the Association if left blank ("Proxy Holder"), as my true and lawful proxy to vote as he/she desires in my place and on my behalf, as though I myself were present, at the Annual Meeting of the **Copperbrook Homeowners Association** on **April 6, 2024 at 11:00 am** at **14814 Englebrook Dr, Houston, TX 77095** and/or any recall of said meeting. This proxy is valid for up to eleven (11) months from the date of signature below. This proxy revokes any prior proxy which may have been signed previously by me.

ABSENTEE BALLOT

Please indicate your votes for the previous Annual Meeting Minutes for the Copperbrook Homeowners Association

- I vote **YES** on the previous Annual Meeting Minutes
- I vote **NO** on the previous Annual Meeting Minutes

****By casting your vote via absentee ballot, you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.****

THE FOLLOWING OWNER INFORMATION MUST BE FILLED OUT FOR THE ABSENTEE BALLOT/PROXY TO BE VALID:

Owner Name: _____ Date: _____
Property Address: _____
Email Address: _____ Phone #: _____
Owner Signature: _____

How to Return Your Proxy/Absentee Ballot to Us

Via E-Mail: Send it to communication.mos@fsresidential.com no later than April 4, 2024
Via Mail: Mail back to 2002 Timberloch Pl, Suite 650, The Woodlands, TX 77380, to be received no later April 4, 2024
Via Fax: 888.569.1155, no later than April 4, 2024