

MINUTES
ANNUAL MEMBERSHIP MEETING OF THE COPPERFIELD OWNER'S ASSOCIATION
MAY 14, 2009

Presiding: Nick Turnham, President

Meeting Called to Order: Turnham called the meeting to order after all attending enjoyed hamburgers provided by the association. He welcomed everyone and suggested that the reading of the minutes be dispensed unless there was opposition. There was none so Turnham asked Marshall Crawford to give the financial report for the past year.

Financial Report: Marshall Crawford distributed financial reports to all present. At the first of the year, expenses exceeded income largely in part to swimming pool improvements and attorney fees for covenant violations. \$1045.00 is due in delinquent dues. There are approximately 50 homeowners that are not current. It was stated that at the start of year two when delinquent, a lien is placed on the home. If sold, the association is paid. If the home is foreclosed on, we get nothing.

A review of other local homeowner dues was discussed. Copperfield remains the lowest in BCS at \$75.00 annually. An increase is being considered.

Guests Introduced: A volunteer was present and available to sign up members for pool usage. Jason Bienski, Mayor Pro Tem, updated the group on various pending projects. He indicated all creek rails would be repainted within 30 days of the meeting. This would save the Association ~ \$2,000.00. A left turn lane onto Williamsburg would be installed soon. There are future plans to widen Canterbury at the school in order to provide a right turn lane from Copperfield Drive. A second entrance was mentioned but would be placed on a list of capital improvements by the City. A recent poll indicated that 50% wanted and 50% like the single entrance. Bienski also announced the Park Hudson Trail is now open. It was a joint project between the City, County and School District.

Various other City Officials spoke. JP Ingram (NET Officer) with Bryan PD informed those present of the most common complaints received in CF. They are: speed, noise and signage issues. He cannot always resolve but the issues are routed to the proper areas for review. Two representatives from Water Services with The City of Bryan also spoke. "Goodie" bags were distributed to all. Tips for preventing clogs and preserving water were discussed.

Announcement of Directors Elected: Ballots were collected. The following were elected to serve a 3 year term beginning June 1, 2009 and ending May 31, 2012. They were Ronnie Baker, Jim Jackson and Jerry Ponzio. The ballots were counted by Marshall Crawford, Tony Lister and Blare Fanning.

Closing Comments: Turnham then thanked Marshall Crawford for his time and service on the board. Karen Meekma acknowledged the time and effort that Turnham gives the association. Admail and Voltin Lawn and Irrigation were also acknowledged for their services. Turnham invited all to attend the board meetings which are held ever 2nd Tuesday of all even months. They are held at the Carriage Inn.

Adjournment: President Turnham declared the meeting adjourned.

Attest to by: Karen Meekma, Secretary
