

COPPER GROVE OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING NOTICE

DATE: Wednesday, May 28, 2025
TIME: 6:00 – 7:00 PM **Closed Board Only Session**
7:00 – 8:00 PM **Open Session**
LOCATION: Staybridge Suites NW
13140 FM 1960 Rd. W., Houston, TX 77065

AGENDA

Executive Session (Closed Session) – 6:00 PM

1. Establish Quorum, Call to Order, and Adoption of Agenda
2. Homeowner Hearings and Appeals
3. Attorney Status Report and Enforcement Actions Review
4. Collection Status and Enforcement Action Reports Review
5. Deed Violation Inspection and Enforcement Action Reports Review
6. Discussion of 2025/2026 Budget Needs
7. Adjournment to Open Session

Open Session – 7:00 PM

8. Call to Order – Open Session and Introduction of Board & Management
9. Homeowner Forum (*2-minute limit per homeowner*)
10. Board Vote – Collection Enforcement Actions
11. Board Vote – Deed Enforcement Actions
12. Board Vote – Homeowner Appeals/Hearings

Decisions Made Between Board Meetings

- Board Vote Requested – 05/15/2025: Community Control EST AAAQ218984 (Remotes) – *Pending*
- Board Vote Requested – Approval of 04/23/2025 Meeting Minutes – *Approved*
- **Repairs:**
- Board Vote Requested – 05/12/2025: Horizon Lawn & Landscape EST #2739: Replace five (5) Dwarf Burford Holly (3 gal) and one (1) Dwarf Yaupon Holly (3 gal) – \$ 1617.00, *Approved*
- Board Vote Requested – 05/12/2025: Horizon Lawn & Landscape EST #2740: Install 42 Dwarf Burford Holly (3 gal) – \$325.00 *Approved*
- Board Vote Requested – 05/12/2025: GSP Estimate #17952: Gate #7 Exit – 30' of V-track & Pedestrian Park Gate TB200 Hydraulic Door Closer Arm – \$1,600.00 *Approved*
- Board Vote Requested – 04/16/2025: Pro Concrete Estimate #2504-1610-7584 – \$3,260.00 *Approved*
- Board Vote Requested – 01/05/2025: Estimate #25114 – Pool Ped Gate 2 Maglock Transformers Replacement – \$450.00 *Approved*
- Board Vote Requested – 04/29/2025: APOH Revised Proposal – Pool Repair Compliance & Opening – \$10,169.76 *Approved*

Payments:

- Board Vote Requested – Payment Plan Request for Account #2770101003 – *Approved*

14. ARC Committee Update

15. Financial Report – Dated 04/30/2025

16. Business Items

a. Park Updates

b. Additional New Business Items for Discussion and Consideration

17. Open Items

a. Insurance Claims

b. Street Drainage

Next Meeting Scheduled: Annual Board Meeting – June 18, 2025

***Homeowner is allowed two minutes for comments/questions and must be reserved for the homeowner open forum only ***