

Approved 7/17/2025 by Copper Creek Board of Directors

Copper Creek of Riverview Homeowners' Association, Inc.

Regular Meeting of the Board of Directors

May 22, 2025, 7:00 to 9:00 p.m.

Call to Order: Meeting was called to order at 7:04 pm by Adiana Rivera, President.

Recording Notice:

An announcement was made that the meeting was being recorded to assist with preparation of the official meeting minutes.

Proof of Notice: 48-hour notice was posted on the bulletin board 48 hours ahead of meeting, posted on Pitera along with any documents of items being considered for action at this meeting, along with postings on the Facebook Page and a Text blast.

Proof of Quorum: Board members, Adiana Rivera, President, Joe Parker, Vice President, and Jack Marti, Secretary/Treasurer were present.

Also Present: Pam Washburn of PCC

Reading and Disposal of any Unapproved Minutes: The minutes from the April 22, 2025, board meeting was presented. No changes noted. **Motion made to accept.** (Adiana Rivera / Joe Parker) **Motion carried by unanimous Consent.**

Reports:

- **Treasurer Report:** Jack Marti presented the current financial report as of 4/30/2025
- **Managers' Report:** Pam Washburn discussed the Pitera going offline on May 30, 2025, Suggested that residents remove their financial information, and noted that access to HOA documents will also cease on that date. Pam noted that the Covenants committee will meet on Tuesday, May 27th to consider fines passed at the April 22 Board meeting.

Old Business:

- **Update On Lift Station:** Pam Washburn gave an update on the lift station. New pumps are at provider's warehouse. On 5/28 the complete pipe system will be pressured washed to remove any grease buildup. The new pumps should be installed that same evening with the pumps being put into service on 5/29. Cleanout cost may range from \$15,000-\$20,000. It will depend on how much material is pumped out and disposed of. ***Motion made to allocate the expenses of the cleanout and new pumps to the reserves.*** (Adiana Rivera / Jack Marti) **Motion carried by unanimous Consent.**
- **Update on TELECOM Opportunity:** Jack Marti presented the update on the TELECOM bulk internet deal between Spectrum and Frontier ISP's. Presently Spectrum has offered a 10-year non bulk contract bonus of \$72,800. While this is a very good offer and may be the best offer, we are still waiting for Frontier's offer. ***Motion made to approve the current non-bulk offer from Spectrum, which includes a \$350 door fee, with the stipulation that this approval remains contingent upon not receiving a more favorable offer from Frontier or any other ISP by June 30th.***

If a better offer is presented before that date, the motion also grants authorization for the board to

approve and sign off on the more favorable offer without requiring an additional vote. (Adiana Rivera / Joe Parker) **Motion carried by unanimous Consent.**

- **Management Transition:** Doug Pinner, owner, and Jeff Shreaves, LCAM, from McNeil Management Company were present to introduce themselves and the company. Doug explained the transition process, where they were at in the process and answered questions from the board and the residents.
- **New Landscape Provider:** Jack presented information on bids that were obtained to find a replacement provider for CTH who terminated their service agreement as of June 1, 2025. ***Motion made to give the board Authorization to move forward on the Green Team Proposal, finalize the contract and sign off Green Team as the new Landscape Maintenance Provider.*** (Jack Marti/Adiana Rivera) **Motion carried by unanimous Consent.**
- **Website Contract:** Jack presented the pending contract from Cathleen Dehart Web Design Service. The HOA is required to have a dedicated website as per 720 Statutes. Jack reviewed the contract and what services would be provided within the contract. Contract will be for one year with start-up fees of \$350 and hosting/Webmaster fee of \$600 per year. One year contract with pending renewal each year. ***Motion made to authorize the signing of the contract as per terms.*** (Jack Marti/Adiana Rivera) **Motion carried by unanimous Consent.**

New Business

- **Roof Shingle Issue:** Pam provided background on a home where the clearly incorrect shingle color and type were used during a recent roof repair. The board discussed acceptable shingle types and colors. Pam noted that legal counsel has presented some options, which the board will be pursuing.

Meanwhile, another homeowner has submitted a request to repair their roof and is seeking guidance on which shingles to use. Based on recent repair projects in the community, *Timberline Weathered Wood* appears to be the closest match to the original, though the exact shingle type remains unknown. The homeowner will be instructed to use this shingle, with the understanding that **they are responsible for ensuring the color match is appropriate for their roof.**

- **Copper Creek North Pool Issue:** It came to the attention of the board that a neighboring community has apparently been entering our community and using the pool. Adiana addressed the concern that community members may unknowingly be letting unauthorized persons into the pool area and asked that we all be aware of who is using the pool. The board has addressed the situation with Copper Creek North.
- **Towing-New Company:** Parking regulations as per community documents were discussed. Pam noted what the rules are from the document's standpoint. She noted that the documents can be changed, but till then the rules will be enforced. ***Motion made to contract the Tow Pro towing company to enforce the parking regulations.*** (Adiana Rivera / Jack Marti) **Motion carried by unanimous Consent.**
- **Pool Usage:** Adiana discussed the limits of pool use for the community. She noted that due to state regulations, size of pool, Tax ramifications, and liabilities concerns, the pool cannot be rented out for private parties.

Architectural Submittals

- **Roof Submittal:** Alteration request considered for new roof on a homeowner's unit. ***Motion made to permit the project with understanding that it is completed with the Timberline HD Z Weatherwood shingles.*** (Adiana Rivera / Joe Parker) **Motion carried by unanimous Consent.**
- **Rain Barrell:** Request made for the approval of a rain barrel at their home. ***Motion made to approve the request.*** (Jack Marti/Adiana Rivera) **Motion carried by unanimous Consent.**

Monetary Violation Fines:

- Homeowner asked for thirty-day extension regarding fine for driveway stain. Pam Washburn provided some recommended cleansers for the situation. The homeowner is to clean and provide photo proof of the improvement within thirty days. ***Motion made to approve the thirty-day extension.*** (Jack Marti/Adiana Rivera) **Motion carried by unanimous Consent.**
- Several properties have communicated that their violations were remedied. ***Motion made to not fine unless the violations are apparent on next ride through.*** (Jack Marti/Adiana Rivera) **Motion carried by unanimous Consent.**
- The Board considered the monetary fines for unresolved violations to date. ***Motion made to turn over all violations marked in green on the violation sheet to the Covenant Committee for appropriate action.*** (Adiana Rivera / Jack Marti) **Motion carried by unanimous Consent.** These will move on to the Covenant Committee after the required 14-day notice.

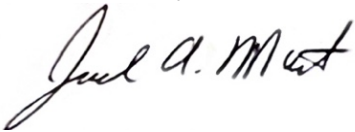
Resident Concerns

- Adiana noted that there may be solar lights available to replace our present street lamps. She would like to investigate that as an energy savings method.

Motion to adjourn: (Adiana Rivera / Jack Marti) **Motion carried by unanimous Consent.**

Meeting adjourned at 8:33 pm.

Respectfully Submitted,



Jack Marti
Secretary/Treasurer,
Copper Creek Of Riverview HOA Board