

Copper Creek of Riverview Homeowners' Association, Inc.
Regular Meeting of the Board of Directors
August 27, 7:00 to 8:30 p.m. Via Zoom

DRAFT

Call to Order: Meeting was called to order at 7:01pm 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 Copper Creek Community web site, and in a Constant Contact email to members.

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

Also Present: Jeff Shreaves, LCAM McNeil Management Company

Reading and Disposal of any Unapproved Minutes: The minutes from the June 25, 2026, regular 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 YTD report as of July 31, 2026.

Total Cash Assets: \$365,1857

Operating Account: \$165,131

- Reserve Account: \$200,056 (\$149,968 for paint project/ \$50,088 General reserves)
- Total Income: \$546,992 (+\$15,552over budget)

Full report attached.

Motion made to accept Treasurer's report. (Jack Marti/Joe Parker) **Motion carried by unanimous consent.**

Managers' Report: Jeff Shreaves reviewed:

- Receivable accounts: Six still with Axiom and eleven that have been turned over to attorney.
- Number of properties paid up in advance in the amount of \$22,000
- Notices sent out with majority being parking and blocked sidewalks, pet waste removal, stained driveways.
- There were a number of notices of late assessments mailed out.
- One alteration request which was denied.

Old Business:

- **Community Paint Project:** Jack Marti presented an update on the upcoming painting project. The final color palette was presented. Floor was opened for homeowner's questions. Those attending were reminded to submit their Painting Project Homeowner Selection Forms by September 12, 2026.
- **Sprinkler Project:** Jack provided an update on the sprinkler restoration project. The sprinkler technician now has 100 of approximately 150 zones operational. Attendees were reminded that \$17,000 was earmarked for the project, with approximately \$7,000 spent to date. The Board has authorized an additional \$3,000 for continued repairs, after which progress will be evaluated and any additional funding needs reported to the Board.
- **Annual in-Person Budget Meeting:** Jeff announced the in person annual budget meeting set for October 15, 2026, will be at the Bloomingdale Public Library. It is scheduled for 7:00pm-8:30pm. There will be no zoom option available for this meeting.
- **Community Gutters:** Continued discussion regarding amending the Architectural Guidelines to permit home gutter installations on a case-by-case basis. Jack presented a draft gutter policy for inclusion in the Architectural Guidelines. **Motion made to approve the draft gutter policy for attorney review. Following legal review, the policy will be finalized and presented at the October 15, 2026, Board meeting for ratification.** (Adiana Rivera/Jack Marti) **Motion carried by unanimous consent.**

New Business

Community Plant Replacements: Quotes from Green Team Lawn Care were presented for:

- Freeze-damaged plant replacements in front of homes – **\$48**
- Replacement of two (2) freeze-damaged trees at the community entrance – **\$400**
- Plant replacements and mulch around the exterior of the pool/cabana area – **\$1,220**

The proposed replacements were discussed. The Board agreed to replace the two trees at the community entrance and to delay the pool/cabana plantings until after completion of the painting project.

Adiana will meet with Keith from Green Team to review the proposed replacement plant list for the fronts of homes and ensure the list is complete. Green Team will also be asked to provide a more detailed assessment and quote for replacement of original plantings around the homes. Non-original, homeowner-installed plantings are not the Association's responsibility.

Jack will provide Keith with the original plant list based on the community's original landscape/hardscape plans. Once this information and the updated quote are received, the Board will discuss how to proceed with the remaining plant replacements.

- **Long Driveway Parking:** Discussion regarding permitting vehicles to be parked in tandem in longer driveways, including up to four (4) vehicles parked entirely within the driveway, where the driveway length permits. This change is intended to provide additional parking flexibility within the community. **Jack will prepare updated parking rules reflecting this change for ratification at the October meeting.**
- **Architectural Guideline Update Approval: Motion made to approve the new** home exterior color schemes **as presented and incorporate them into the Architectural Guidelines.** (Jack Marti/Adiana Rivera) **Motion carried by unanimous consent.**

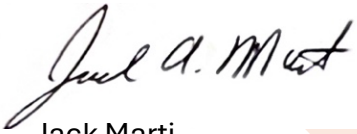
Resident Concerns- None brought forward

Next Board Meeting: October 15, 2026, at 7:00pm Bloomingdale Public Library.

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

Meeting adjourned at 8:06 pm.

Respectfully Submitted,



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

**Copper Creek of Riverview HOA
Financial Summary Report
Financials Ending July 31, 2026**

-Financial Position

As of July 31, 2026, the Association remains in a positive cash position and is operating ahead of budget. Net income through July is \$48,128, approximately \$51,126 favorable to the year-to-date budget.

- Operating Cash: \$165,131
- Reserve Cash: \$200,056 (Includes paint project assessments)
- Total Cash / Assets: \$365,187

-Income Performance

- Assessment income is \$534,149 through July, approximately \$2,709 above the year-to-date budget.
- Total income is \$546,992, approximately \$15,552 above the year-to-date budget. This amount includes prepaid assessments, late fees, interest, and other income.
- There is continued collection activity.

-Expense Performance

Total expenses are \$498,864 versus a year-to-date budget of \$534,438 — approximately \$35,574 below budget. Notable expense items include:

Unfavorable Variances

- **Pool expenses** exceeded budget by approximately \$1,867 due to equipment and maintenance items.
- **Irrigation Repairs:** \$10,913 YTD versus \$3,500 budgeted — approximately \$7,413 unfavorable. See Irrigation Repairs Note below.
- **Bad debt expense** currently exceeds budget by approximately \$3,223 due to delinquent activity.

Favorable Variances

- **Water:** \$133,600 YTD versus \$142,905 budgeted - approximately \$9,305 favorable.
- **Electric:** \$34,867 YTD versus \$37,730 budgeted - approximately \$2,863 favorable.
- **General Maintenance:** \$8,998 YTD versus \$13,885 budgeted - approximately \$4,887 favorable.
- **Legal Services:** \$554 YTD versus \$11,900 budgeted - approximately \$11,346 favorable.

Reserve account activity during July:

- Monthly transfer to reserves: \$26,608.
- Approximately \$21,424 of that amount represents painting assessment revenue being held for the upcoming community painting project.

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- General reserve funding represented the remaining portion of the monthly transfer at approximately \$5,184.
- Reserve expenditure during May: \$10,560 for irrigation well replacement.
- Ending reserve balance: \$200,056.

As of July 31, 2026, approximately \$150,000 of reserve cash balance relates to painting assessment collections accumulated to date for the exterior painting project.

Approximately \$50,000 of the reserve cash balance represents general reserve funding available for other long-term reserve obligations.

Overall Financial Summary

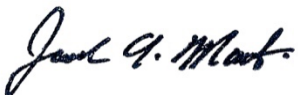
Overall, operating expenses continue to be well controlled. As we begin planning for the 2027 budget, however, continued attention will need to be given to both operating costs and the longer-term reserve funding needs identified in the recent reserve study.

Irrigation Repairs Note: \$10,913 YTD versus \$3,500 budgeted — approximately \$7,413 unfavorable. However, the Board separately approved the use of up to \$17,000 from telecom proceeds for the ongoing irrigation restoration project. This additional funding was not included in the original 2026 operating budget. In addition, a \$10,560 irrigation pump expenditure was paid from reserves in May.

One area that remains a longer-term discussion is reserve funding. Reserve planning is different from paying the community's regular monthly bills. Operating expenses keep the community running today—things like landscaping, water, and maintenance—while reserve funding is money set aside over time to help prepare for larger future projects and replacement needs. This will continue to be an important topic as we begin work on the 2027 budget.

We continue to spend carefully, plan ahead, and avoid surprises whenever possible. While not every need can be met all at once, we believe the community continues moving in a positive direction and remains financially stable.

Submitted,



Jack Marti
Secretary/Treasurer