

COPPERLEAF HOMEOWNER'S ASSOCIATION, INC.
MINUTES OF THE ANNUAL MEETING OF THE MEMBERS & EXECUTIVE BOARD
November 14, 2011

Call to Order

The Copperleaf Homeowners Association Annual Meeting of the Members was called to order by Rita Prokopiak at 6:37 p.m. Board members present: Richard Frank, Stephen Prokopiak, and Daniel Frank. Board members absent: None. Fifty-one members were present in person or by mailed ballot. An official attendance list is attached to the official meeting minutes.

Purpose of Meeting

Ms. Prokopiak explained that the major purposes of the Annual Meeting of the Members were: 1) to provide an opportunity for the members to ratify the 2012 Budget adopted by the Executive Board; and 2) to provide members with an overview of and information about the Copperleaf community. Ms. Prokopiak explained that the Executive Board is currently under Declarant Control and that the Board composition will gradually transition to owner control with elections held at 25%, 50%, and 75% build-out of the community. She also clarified for members that the budget adopted by the Board is automatically ratified unless more than 50% of the members entitled to vote cast ballots in opposition.

Board and Committee Reports

Financial

Ms. Prokopiak reviewed the financial report as of October 31, 2011 and she discussed reasons for any variances in line items. In general, most line items were either on or under budget. She explained that the legal line item was significantly higher this year due to litigation in which a settlement was reached last week.

2012 Budget

Mr. Prokopiak reviewed the various line items in the 2012 Budget and reminded members that there will be an increase of \$56.60 in annual assessments plus trash fees next year as a result of increasing costs in trash service and other line items such as insurance and water. The Board addressed questions from the members regarding the various budget line items.

Design Review Committee

Ms. Prokopiak noted that the most common disapproval of an application is lack of adequate plans. She reminded residents that all exterior improvements must be submitted prior to installation. The procedure is not difficult and it provides protection in the event that a neighbor files a complaint about the improvement. The DRC has an excellent response time to requests but does appreciate resident efforts to plan ahead when submitting requests.

Social Committee

Ms. Prokopiak reported that in 2011, the Association hosted the spring annual garage sale and the Association will be hosting a Nutcracker Sweets With Santa and Suzaloonz event on December 3, 2011 from 2-4 p.m. She noted that the Association plans to host the spring Annual Garage Sale and a holiday event again next year. Due to the recommendation of the Social Committee, funds for each individual neighborhood were allocated for social functions for each neighborhood, and she thanked Lorelei Cajigas (Hawthorn Neighborhood), Larry and Sarah Chatterley (Cherry Neighborhood) and Kellie Ciotti (Cottonwood Neighborhood) for coordinating these fun neighborhood events.

Ms. Prokopiak also noted that The Arboretum is available for residents to rent for parties, family events, etc. Reservations should be made well in advance of the desired date because the clubhouse is often booked several months in advance. Rental application forms are available on the Association's web site.

Association/Community Update

Stephen Prokopiak reviewed the various landscape areas that are maintained by the Association. He indicated that there would be very little additional landscape installation in 2012.

The snow removal policy was clarified for the residents. The Association is only responsible for clearing the perimeter sidewalks on E. Chenango, S. Picadilly, E. Copperleaf Blvd. and S. Tempe St. Arapahoe County is responsible for clearing of snow on public streets and roadways. The County has a priority system for clearing roadways with residential streets being the lowest priority. Ms. Prokopiak noted that the County will provide some ice removal in bad areas and that phone numbers and snow removal information will be available on the Association's web site for residents to call if the note hazardous areas. Snow removal on the private streets in the Linden Neighborhood will only occur for consistently level snow depths greater than twelve inches.

Rita Prokopiak discussed the ongoing vandalism that occurs at Copperleaf and mentioned a recent incident in The Arboretum parking lot where a group of young men were firing pellet guns that looked like assault rifles. The Association has filed charges and these individuals are now banned from entering Association property. She stressed that residents should call Arapahoe County Sheriff Department immediately if they see any suspicious activity.

Overview of Copperleaf and Builder Update

Richard Frank presented an overview of the various parcels in the Copperleaf development and indicated that, although sales are very slow in the metro area, Copperleaf has had fifty-two homes closed to owners in 2011 as of this date. He indicated that he did not anticipate any additional annexation of lots in other Copperleaf parcels next year. Mr. Frank discussed the plans by the Cherry Creek School District to construct a new elementary school near Copperleaf Blvd. and E. Radcliff. The opening date is scheduled for fall 2013 with 200 students and the entire facility will open in 2014. The boundaries for attendance at this school are not known at this time, but a Boundary Commission will determine the boundaries later next year.

Mr. Frank also explained that the recent litigation with a bank resulted in a settlement of cost-share fees and annexation issues as well as an agreement that the bank would annex 96 lots on January 1, 2013 that should have been annexed previously.

New Business

2012 Budget Ratification

The 2012 Budget was ratified by acclamation.

Adjournment

The meeting was adjourned at 7:20 p.m.

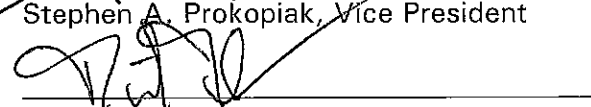
Approved and Signed by the Directors of the Association:



Richard A. Frank, President



Stephen A. Prokopiak, Vice President



Daniel Frank, Secretary-Treasurer