

COPPERLEAF HOMEOWNERS ASSOCIATION, INC.
MINUTES OF THE MEETING OF THE EXECUTIVE BOARD
September 26, 2005

The meeting was called to order at 2:10 p.m. by Richard A. Frank, President. Other directors present: Todd Tenenbaum, and Stephen Prokopiak. Directors absent: None. Rita Prokopiak, property manager, was present. No other members were present.

APPROVAL OF PREVIOUS MEETING MINUTES

There were no previous meeting minutes.

DEVELOPMENT OVERVIEW

There was no overview given.

FINANCIAL REPORT

There was no financial report since no income has been received and any expenses are the responsibility of the Declarant in 2005.

REPORTS OF COMMITTEES

Design Review Committee

The Board appointed Richard A. Frank, Stephen Prokopiak and Todd Tenenbaum to serve as the Design Review Committee.

The Board discussed the fence styles that will be allowed and discussed requiring that 4-rail open rail fences be the standard type of fencing. Todd Tenenbaum will clarify this standard with all of the builders and will discuss the possibility of requiring PCV material for the open rail fences. The Board further discussed that no sheds will be allowed unless permanently attached to the residence and constructed with materials that exactly match the residence.

OLD BUSINESS—none

NEW BUSINESS

The Board reviewed the policies drafted by the Association's legal counsel for compliance with SB 100 and directed the management company to have Orten & Hindman make the following revisions:

- a) Resolution Regarding Policy and Procedures for Inspection and Copying of Association Records: Paragraph 2 should have the word "written" inserted before authorized agent, and Paragraph 2 (c) should read "The Owner shall provide a written demand to the Association's management company, stating the purpose..."
- b) Resolution Adopting Procedures for the Conduct of Meetings: Paragraph 1 (a)(1) clubhouse doors should be changed to read "community message board located at the clubhouse/pool..."; Paragraph 1 (b)(1)(C) the word "person" should be changed to "Owner"; Paragraph 1 (b)(1)(I) the words "or issue at hand" should be added at the end of the sentence; Paragraphs 1 (b)(J) and 2 (a)(1)(K), the word "two" should be changed to "one."
- c) Resolution Regarding Board Member Conflicts of Interest: Paragraph 4 (g) "Board President" should be changed to "Association's management company."

A motion was then made by Richard A. Frank and seconded by Todd Tenenbaum to adopt the above Resolutions with the changes noted and to adopt the Resolution Regarding Procedures for Adoption of Policies, Procedures, Rules, Regulations, or Guidelines as written. The motion carried unanimously. The Resolutions will be posted on the Association's web site and the original documents are attached to these meeting minutes.

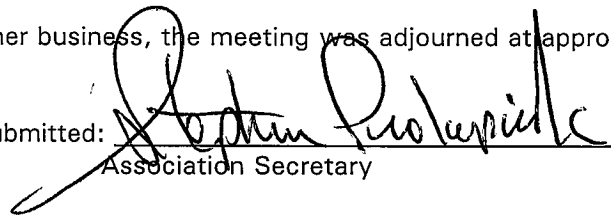
The Board reviewed a draft of the 2006 Budget which will be adopted later when additional information is obtained.

A motion was made by Richard A. Frank and seconded by Todd Tenenbaum to hire Prokopiak Management Company to serve as the Association's management company. The vote carried with two in favor (R. Frank and T. Tenenbaum) and one abstention (S. Prokopiak).

The Board reviewed the law firm's questionnaires for input regarding two recommended policies. After discussion, the Board authorized the questionnaire information regarding a policy for cooperation with sellers regarding a disclosure package. The Board further directed the management company to obtain additional information from legal counsel regarding whether or not an Alternative Dispute Policy is needed.

Due to no further business, the meeting was adjourned at approximately 2:30 P.M.

Respectfully submitted:



Association Secretary