**Copperfield Neighborhood Association Board of Directors Meeting**

**Monthly Meeting Minutes**

**Monday, November 7, 2016**

**Call to Order**

The Copperfield Neighborhood Association Board of Directors Meeting was held at 1336 Copper Run Boulevard, Lexington, Kentucky on Monday, November 7, 2016. The meeting convened at 8:03pm.

**Persons In Attendance**

President C.A. Post, Facilities Manager Tim Geertz, Treasurer Josh Greeman, Secretary Jennifer Roe, At Large Karen Irving, At Large Robin Kelty, At Large Allison Haas.

**Others In Attendance**

Residents: James Wagers, Dan Stone, Gip Gibson, Jodie Rife, Jeff Darling, Mark Yates, John & Lynn Schlumpf, Marvis White

**Business**

Tim presented the pool financials with an idea of where we are between now and next spring. The October 31 bank balance is $48,102 and we have bids from a couple of companies to do work on the rec deck of the pool. We do have a citation from the city regarding the recdeck. It needs to be replaced before pool season opens in 2017. Allison stated that she may have a contact to get another bid and will let us know. Also, there will be no minimum wage increase so the pool management company will not need to increase our contract with them.

-Remove existing RecDeck $1310; furnish and install New RecDeck wrap $11,410

-Package deal remove existing RecDeck and PVC Pool Membrane $6,240; furnish and install new pool membrane/RecDeck wrap $47,275

-Baby pool and big pool covers $12,500

-Deck drain around baby pool, clubhouse area, and big pool $45,850; deck drain (grate removal style) $52,400

Facilities has also replaced the flag at the clubhouse and the light switch/sensor in the front of the neighborhood. Acacia has done the winterizing of the irrigation system. Dan Stone got the bathrooms winterized (to include the water fountain). Acacia will be doing the Christmas lights this month. We normally allot $700 or so for winter flowers however this year we are looking to do a nicer two tier approach for maybe $1,000. We would like to use perennials instead of annuals this year as well. Other work that needs to be done at the Clubhouse includes replacing the back door, repairing the tripping hazard on the floor in the Snack Shack, a new refrigerator for the Snack Shack, gutter work, locks and chains on the tables at the Pool for the off season (to prevent people from using them to jump over the fence and get into the pool area), and landscaper to pick up garbage behind the neighborhood front entrance signs. In January we will start getting bids from landscapers to make sure we are getting the best value.

We have added a November 14 informational meeting on the calendar. Three year, five year, and ten year projections should be presented at this meeting. This is an informational meeting for the dues assessment options. This meeting will take place at the Clubhouse and fliers will be distributed around the neighborhood.

Josh went over the financials for October and the remainder of this year. We need to figure out which neighbors are on a payment plan and why they didn't make a payment in October. We plan to go ahead and fix the gutters now and the doors possibly in January with the rental income from December (maybe around $2,600). The motion to go ahead and get the gutters repaired passed unanimously. Tim made a motion that we spend up to $1,000 on the bushes and flowers out front. This also passed unanimously.

Issues regarding the fence running along Clays Mill Road were discussed at length with the neighbors in attendance. CA's perception is that it is the neighbors’ fence and not belong to the neighborhood association. It has been asked that we ask the entire neighborhood association what their opinion is. John Schlumpf says he has lived here since 1991 and has never had to fix the fence. John offers for the homeowners to fix the fence and then the neighborhood association take ownership of the fence for the future. He will power wash, paint, fix the fence to buy time to figure out where we want to go in the future. The question then came up of who legally owns the fence? Planning and Zoning will not decide who owns the fence. The main issue is whether or not the homeowner's association is going to be responsible for the fence ongoing. Gip said that it was mentioned in the meeting minutes that it is the neighborhood fence going back 25 years. No records were produced to verify this. Gip said he will finance it; the neighbors have said that they will finance it; but it is our fence. Plats were reviewed at the meeting but remained unclear as to proper ownership of the fence. As far as John's proposal, the Board does not have the ability to take ownership of the fence if it is not the CNA’s. Lynn questioned why Copperfield maintains the stone entrance signs and medians but not the fence? Gip was not satisfied with the allotment of funds to help repair the fence unless the CNA accepted long term ownership. He wants to find out legally who owns the fence. Jeff Darling stated that it is his legal opinion that the fence is the homeowners'. He requested that the lawyers contacted by the neighbors to call him to discuss this issue. Gip said if he has a survey done and the fence is not on our property and not on their property, then the city will own it and the city will tear it down. It was recommended by a homeowner that a survey be done.

A motion was made by Karen for the Board to be able to approve the minutes via email. This motion passed unanimously.

**Adjournment**

The next regular meeting will be Monday, December 12, 2016 at 7:00pm at the Clubhouse. The November 7, 2016 meeting was adjourned at 9:49pm.

***Jennifer Roe***

***Secretary***