**Copperfield Neighborhood Association Board of Directors Meeting**

**Monthly Meeting Minutes**

**Monday, January 9, 2017**

**Call to Order**

 The Copperfield Neighborhood Association Board of Directors Meeting was held at 1336 Copper Run Boulevard, Lexington, Kentucky on Monday, January 9, 2017. The meeting convened at 7:03pm.

**Persons In Attendance**

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

**Others In Attendance**

 Residents: Many

**Business**

 Warren, who was the Chair of the Committee to Purchase the Property in 2003, stated that 66 percent of the neighborhood voted to buy the Clubhouse (recorded in Deed book 2350, page 558). The arrangement after that vote was for the dues to be $200 per year for common grounds and maintenance of the Clubhouse. Jeff Darling was the principle architect of the Bylaws guaranteeing that there would be no co-mingling of funds between the Pool and the Clubhouse. This was a verbal promise to the Neighborhood at that time, and ethically he feels we cannot offer option D, that was on the survey. He stated that if we were to combine the Pool and HOA dues, it could create a legal issue, whereas several neighbors may threaten lawsuits based on the verbal commitments approved by the Board and made by the Board and the Committee to Purchase the Property.

 C.A. then read a text from Jeff Darling, which affirmed Warren's beliefs (text is attached).

 C.A. presented the results of the survey to the attendees. Option A was the most preferred choice; a $400 assessment to payoff the mortgage loan and a dues increase to $250/year beginning in 2017. Option D was the least preferred (to combine Pool and HOA dues).

 The Board then discussed formulating a ballot for the vote. Josh questioned if not everyone pays the $400 do we pay toward the loan anyway? We will still have the $2500/month payment, just for a shorter time period. Tim mentioned that we have the option of filing suit against anyone that does not pay, as well as liens. George (resident) suggested we let the Neighborhood know a priority list of capital improvements. Allison mentioned that we will try to include that with the budget when the 2017 invoices go out.

 A question was raised about the propriety or the Special Assessment proposed. C.A. responded that Section 7.5 of the Bylaws states that a Special Assessment is allowed as long as prescriptions in that section are fulfilled. Any excess funds in future years will go toward a "reserve" or a "rainy day fund"-something that has always been needed for the neighborhood but has been allowed to be depleted. Also, late fees on 2017 invoices will not be implemented until March 31, due to the late invoicing. Robin made a motion to approve the ballot, and it was approved unanimously.

 The Clubhouse will be open on January 23, 2017 from 5-7pm for the actual vote. Ballots will also be mailed with a self addressed stamped envelope for easy return.

 Tim mentioned that there is a leak next to the pool pump. He is going to get estimates to get the work completed, rough estimates are $1500-$4500. The funds to pay for this will come from the pool account.

 Allison questioned whether or not the Board has a Directors and Officers Insurance policy which would cover the Board in case of lawsuit. Tim stated he would research and get back with us regarding this.

**Adjournment**

 The next special meeting (for the vote) will be Monday, January 23, 2017 at 5:00pm at the Clubhouse. The January 9, 2017 meeting was adjourned at 8:24pm.

***Jennifer Roe***

***Secretary***

2017-01-05 Text from Jeff Darling:

Warren is a good man, and as chairman of the committee, worked hard, along with the rest of us, in the property purchase process. Most of what he said is true, and I think I have articulated similar views. The main concern we remember is that one of the most significant objections was the potential co-mingling of funds between the CNA and the Pool. The relevant Bylaws, mostly drafted by me, were very clear that the Pool would be self-sufficient and that the Neighborhood funds would not be used to maintain the pool itself. He is also correct that the neighbors were assured that there would never be a circumstance wherein residents would be required to join the Pool. I do not think this was written down but there was certainly discussions in the many meetings in this regard. I would be happy to discuss this with you and the Board at any time. However, I will be out of town Monday evening, January 9.

You may certainly share my text with the Board at the meeting Monday evening.