Copperfield Neighborhood Association

Board Meeting Minutes

August 16, 2018

Board Members in attendance

C.A. Post, Warren Anderson, Tim Geertz, Josh Greeman, Buddy Whattenbarger

Meeting Convened 7:02 pm

Old Business

1. Preparation for Audit-Andrew Dieruf will conduct the review and was waiting till 2017 taxes were complete, but the Board wanted to have this prior to September Meeting. Discussion on whether to conduct 1 year or 2 year and the various amounts of over $3000 -$5000 included in the review. CA and Josh will try to get the bank statements for the past 2 years, will transmit to Dieruf.
2. Lights at Neighborhood Entrance were replaced by contractor.
3. Microwave Shelf in Clubhouse Kitchen- No action-CA will review proper installation procedure.
4. Copper Run Survey-Postponed to September, will split survey into two items, 1) lowering the speed limit and 2) placement of a stop sign at the intersection of CRB and Copperfield Drive.
5. Unpaid Liens - No Payments received, A motion was placed and seconded and Board voted to publish names of delinquents liens after February 1, 2019. Board discussed filing lawsuits against persistent debtors or referring to a collection agency.
6. Bylaw Changes-Meeting scheduled for August 20 to discuss, with neighborhood invited, has been announced both on the front sign and in repeated emails.

New Business

1. Recurring DOR violations in neighborhood
   1. DOR violation payment received and violation corrected.
   2. Air conditioner in driveway is not a matter of DOR, but city regulations.
   3. Sending letters to another lawn violation and trailer violations.
2. Publication of liens to be followed up in February, 2019.
3. Street Signs- LFUCG (NAMP) grants for street signs could be $10,000.
   1. Single street signs could be matched for grant.
   2. Board discussed budget and buying three street signs to be placed along Copper Run during the first year, unless we can clear enough for matching grant of $10,000.
4. Fire Department Stakeholders’ Seminar-August 20 -CA to attend.
5. Maintenance
   1. Outdoor Bathrooms-winterizing- Board Discussed obtaining external heaters for three rooms in exterior building, the men, women’s restrooms and the pool pump room. Discussed duct work from existing furnace vs new permanent heaters for each room, total cost to be ~ $3500 for individual heaters.
   2. New steel door on pump room ordered, to be installed ASAP.
   3. Exterior Bathroom update or remodel proposed;-possibly new showers,
   4. Basement Upgrade-Board discussed upgrade of new carpet vs painting floor, moving a wall, new wall paint to make basement more usable for neighborhood.
   5. Planning to get new windows in clubhouse.
6. DOR changeability-Legal advice points to Item 27 that applies to changes in the DOR (except for item 26 which has its own caveats) Changing DOR requires a 2/3 vote of neighborhood, and generally not feasible unless major changes needed.
7. Prep for September 10 CNA neighborhood meeting. Bylaw changes will be voted on by this time with ballots postmarked no later than September 10 or dropped in the lockbox at the front door or into the locking USPS mailbox. Ballots will be tallied the week of the 10th with a report to the CNA by September 17. Board will solicit a new Board member to replace outgoing secretary and to reducing the workload of a couple Board member.

Other Maintenance Items

Replace granite counter top extension in office area

Roof leak in bathroom, replace PVC vent pipe and replace roof shingles as needed, Tim will discuss with plumber and CA will call roofer.

Landscape discussion about cost of landscaping.

Discussion about water bill for pool, filling pool from metered location in pool pump room.

Basement? Remodel-$12,500; will look into more carefully next spring.

Facilities/Pool Report (Tim Geertz)

Need new lifeguard stand-$1500

Exterior Door to be replaced in pump room

Pipe in pump room needs replacement

RenoSys letter sent

Extend the pool season for 1-2 weeks, discussion with Brad

Pool and Clubhouse water drains-$27,900 American Leak Detection, $14,000 for pool and $8,100 for exterior.

Pool cover needed-$10,000.

Will look into teak furniture for exterior pool area.

New Chairs and re-strap old chairs in basement.

Street Signs with stop sign costs-$37,995 for all 20 signs, unless use cheaper contractor to install

Two estimates on installation

$510 installed plus additional removal of old street sign per sign.

$450 removal of old and installation of new sign.

Cost -$1,850 total cost for sign including installation of three signs

The Board approved up to $10,000 depending on treasurer’s okay to apply for matching grant (NAMP) so we could do more street and stop signs.

September 10 set as next Annual Meeting and set future regular Board meetings to second Tuesday of month starting in October.

Board Meeting adjourned at 8:34 pm

WH Anderson, Acting Secretary