

Agenda



- Welcome
- Current CNA Board and Facilities
- A Year in Review
- Next Year's Hopes
- Upcoming Events

Welcome !

Proceeding with a “servant-leadership” model:
transparency, integrity, humility and cooperation.

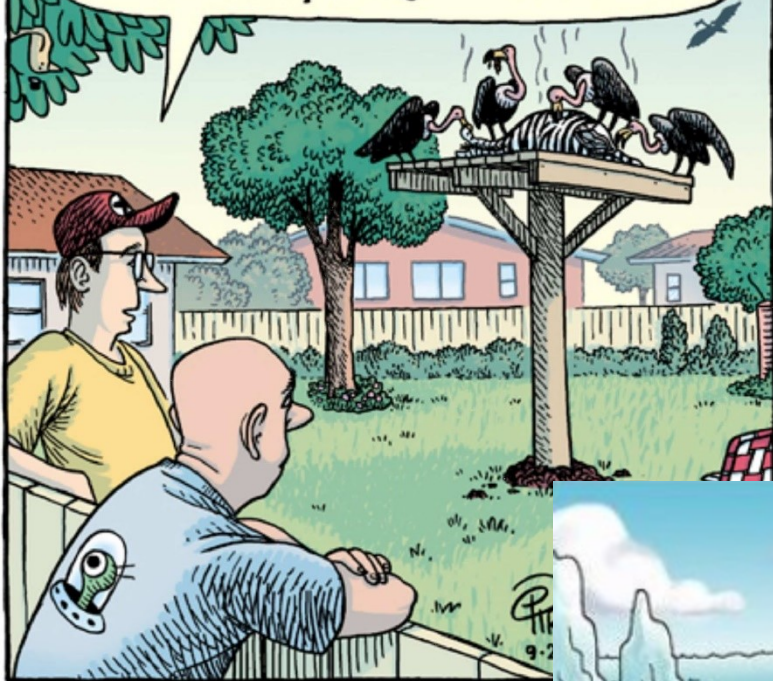
- 1 Be respectful.
- 2 Show kindness.
- 3 Express gratitude.
- 4 Forgive when offended.
- 5 Remember to laugh.*

*Content from Doug Hawkins Leadership Institute

<https://gogladly.com/blog/understanding-hoas/>



The neighborhood association said I could have a bird feeder but they didn't specify what kind.



Remember to
laugh a lot!



CNA Board and Facilities Committee

Board Members

- Warren Anderson
- Jan Carrico
- Tim Geertz
- Josh Greeman
- Robin Kelty
- C.A.Post
- Buddy Whatenbarger

Facilities Committee

- Tim Geertz (chair)
 - Dan Burch
 - Geoff Crouch
 - Eddy Demarcus
 - Josh Fain
 - Jason Heck
 - Ed Kelty (Pool treasurer)
 - Dan Stone

The Year in Review

- Communication has been key to CNA satisfaction!
- Deed Of Restriction violations have increased.
- Board has attempted to consistently but graciously enforce the DOR as it affects all our property values.
- Third party review of financials by Andrew Dieruf of Beston and Dieruf , PLLC, is in process. Should be completed in October or November. Report to the CNA to follow.

The Year in Review

- **Sidewalks:** call 311 or 425-2255 for LEXCALL.
- Jim Faucett of Code Enforcement informed us that he had received over 150 complaints about sidewalks in Copperfield. CE's main focus was on serious deviations that presented safety hazards.
- CE is required when responding to a complaint to notice nearby violations.
- Most have been repaired by this time, which will help maintain our property values.

The Year in Review

■ Street Trees

- The city no longer mandates replacement of street trees; LFUCG is concerned with safety of pedestrians and traffic.
- Funds possibly available for removal and *replacement* of dead trees.
- For questions on placement call 311.
- Non-replacement has been shown to adversely affect property values.
- Sidewalk clearance must be 7' and street clearance must be 12'.
- LFUCG offers pruning to accommodate *clearance* regulations.



The Year in Review

- Facilities
 - Clubhouse renovation (Main Floor)
 - New front entry lights
 - Outlets for Christmas lights fixed
 - New mulch in Playground
 - Tree removal over Playground
 - New Locking Mailbox



The Year in Review

- Facilities
 - New Liner for main Pool
 - Repairs to both main Pool and Baby Pool
 - Purchased additional chairs
 - New computer for Pool Entry
 - New gazebo coverings
 - New winter cover for Pool



The Year in Review

■ Safety

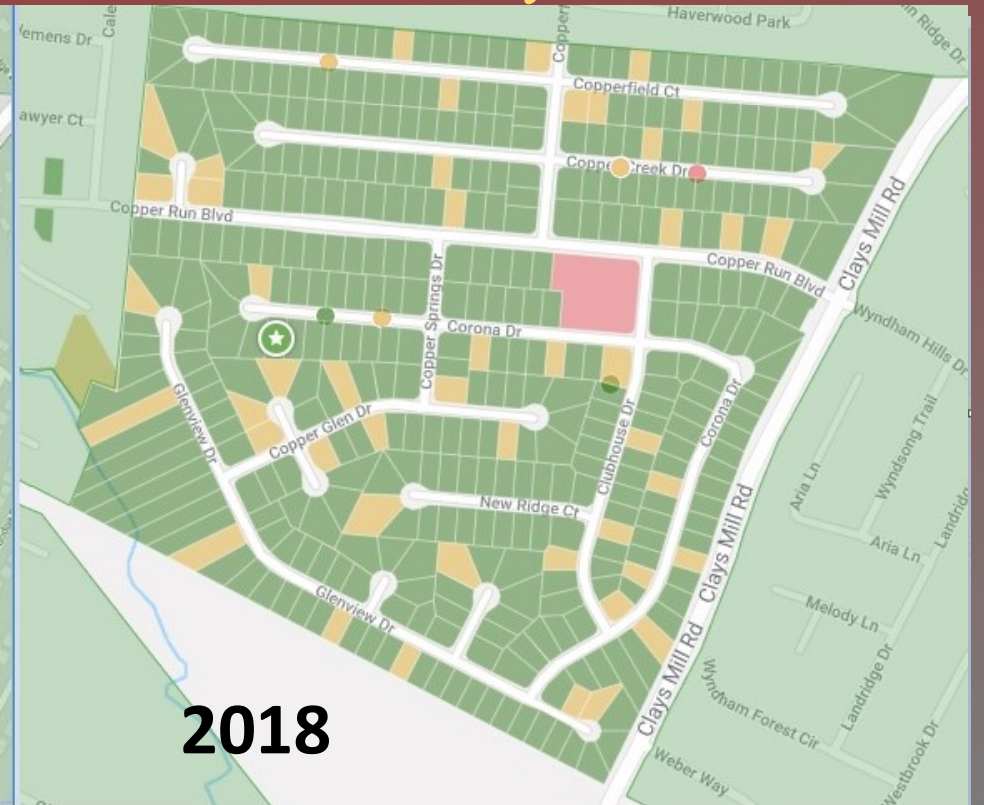
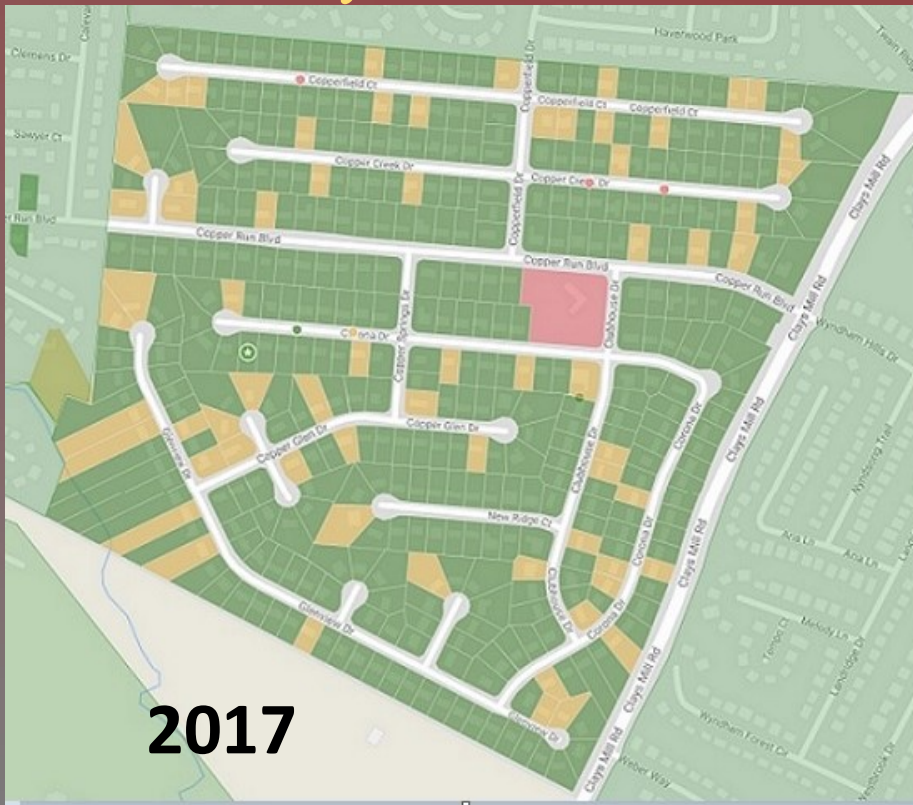
- Speeding on Copper Run Boulevard and running Stop signs
- Survey on CRB will be completed this month.
- STOP means stop!
- Speed *limits* are not Speed suggestions.



Thanx to Jennifer Mossotti for this graphic from her monthly newsletter

The Year in Review

- Nextdoor website; an excellent tool!
 - Launched in 2013.
 - 90% of Households have joined.
 - Every current resident invited at least once this year.



The Year in Review

- Annual Dues
 - 2018 Board feels their fiduciary responsibility in collection; unfair for some to pay and others to skip.
 - Only four (4) unpaid dues as of 2018-09-01
 - \$4,280 still outstanding (including late fees).
 - In March, 2019, Board will publish any liens filed in email and on our website in order to inform the CNA of how our financials are affected.

The Year in Review

Liens Outstanding:

1. \$ 355.00

2. \$ 835.00

4. \$1,605.00

(Paid: \$400.00)

5. \$1,485.00

(Paid: \$450.00)

Total: \$4,280.00

The Year in Review

Liens Outstanding:

Name	Address	Liens
Rodney and Kathy Fain	1381 Copper Creek Drive	Filed
Janet Flinn	1300 Copper Run Boulevard	Filed
Lloy Scholl	1457 Copper Glen Drive	Filed
Michael and Kim Terry	1304 Copper Creek	Filed

The Year in Review

Special Assessment

This action by YOU, the CNA, afforded paying off the mortgage on September 28, 2017!

The Year in Review

150 Crocs and 21 Mini-Crocs

The Crocs Swim Team Board

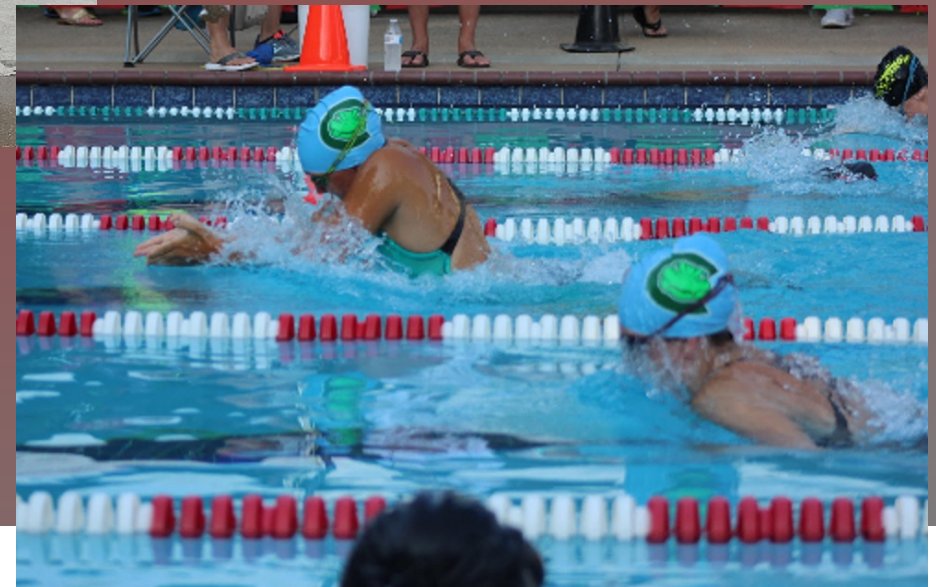
- Co-Presidents: Jessica Short and Adrienne Jones
- Past President: Tonya Merritt
- Treasurer: Ben Bailey
- Social Chair: Melissa Royalty
- Communications Chair: Jeff Stone
- Meet Director: Stacy Griffith, Dan Faulconer
- Volunteer Coordinator: Kristy Maggard
- Member At-Large: Di Sobel

The Year in Review

- The Crocs 12th MOW Conference 2018 - 2nd Place Winners



Thanx to Tonya Merritt for information and pictures!



The Year in Review

■ Social Events

- Halloween Party/Craft Fair
- Neighborhood Vendor Fair
- Santa Visit to the Clubhouse
- January Meet and Greet
- Easter Egg Hunt/Easter Rabbit Visit
- May CNA Garage/Yard Sale
- 4th of July Cook Out
- Monthly Wine Club



Financial Report

	YTD	Monthly Average	2018 Annual Budget	Remaining Variance
INCOME				
CNA 2018 DUES	\$ 109,610	\$ 9,134.15	\$ 108,000	\$ 1,610
CLUBHOUSE RENTAL	\$ 8,771	\$ 730.92	\$ 6,000	\$ 2,771
INTEREST	\$ 124	\$ 10.34	\$ -	
Other Income			\$ -	
TOTAL INCOME	\$ 118,505	\$ 10,773	\$ 114,000	\$ 4,381
Expenses				
MORTGAGE (P&I)	\$ -	\$ -	\$ -	\$ -
PROPERTY TAXES	\$ -	\$ -	\$ 1,000	\$ 1,000
P & L INSURANCE	\$ 4,739	\$ 395	\$ 5,100	\$ 361
UTILITIES	\$ -	\$ -		
Electricity	\$ 4,644	\$ 387	\$ 10,700	\$ 6,056
Gas	\$ 961	\$ 80	\$ 1,100	\$ 139
Sewer	\$ 3,812	\$ 318	\$ 10,800	\$ 6,988
Television / Internet / Phone	\$ 1,498	\$ 125	\$ 2,300	\$ 802
Water	\$ 4,802	\$ 400	\$ 10,000	\$ 5,198
GENERAL REPAIRS	\$ 42,302	\$ 3,525	\$ 35,000	\$ (7,302)
LANDSCAPING/MOWING	\$ 7,566	\$ 631	\$ 12,000	\$ 4,434
CLUBHOUSE MANAGEMENT	\$ 4,997	\$ 416	\$ 7,000	\$ 2,003
ASSOCIATION MANAGEMENT	\$ 3,229	\$ 269	\$ 12,500	\$ 9,271
SOCIAL EVENTS	\$ 326	\$ 27	\$ 500	\$ 174
TOTAL EXPENSES	\$ 78,877	\$ 6,573	\$ 108,000	\$ 29,123

Full report with monthly details is available by email; simply send your request to jgreeman@icloud.com.

Financial Report

Copperfield Neighborhood Association Club House Remodel Budget

	Budget	Actual Paid	Actual Due	Total Cost
Dumpster	\$ 200	\$ 200	\$ -	\$ 200
Cabinets	\$ 3,000	\$ 2,827	\$ -	\$ 2,827
Floor	\$ 10,000	\$ 12,016	\$ -	\$ 12,016
Paint	\$ 3,000	\$ 2,900	\$ -	\$ 2,900
Plumber	\$ 2,000	\$ 280	\$ -	\$ 280
Counter Tops	\$ 8,000	\$ 7,059	\$ -	\$ 7,059
Cabinet Install	\$ 2,000	\$ 1,427	\$ -	\$ 1,427
Appliances	\$ 4,000	\$ 2,212	\$ (150)	\$ 2,062
Tables / Chairs	\$ 2,000	\$ 4,125	\$ -	\$ 4,125
Faucet	\$ 500	\$ 378	\$ -	\$ 378
Ceiling Fan	\$ 500	\$ -	\$ -	\$ -
Oven Outlet / Fans	\$ 500	\$ -	\$ -	\$ -
Other	\$ 1,000	\$ 2,676	\$ -	\$ 2,676
Total	\$ 36,700	\$ 36,101	\$ (150)	\$ 35,951

Major expenses of 2018

New Liner for Main Pool
Pool repairs
New Computerized ID System

Plans for 2019

New Deck Drains
Refurbish diving board stand
Repairs to Lifeguard stands



More Gazebo covers
Restrap additional chairs
Door closers on Lifeguard office
and Snack Shack doors

Cash Flow - YTD
1/1/2018 through 9/5/2018

Category	1/1/2018- 9/5/2018
INFLOWS	
Guest Fees	510.00
Interest Inc	69.55
Membership - Copperfield	41,842.00
Membership - Outside Copperfield	39,930.25
Membership Four Year Deal	23,775.00
TOTAL INFLOWS	106,126.80
OUTFLOWS	
Computer	828.66
Entertainment	922.50
Inspection Fees	384.00
Maintanance - Labor	150.00
Membership Refund	450.00
Office	495.00
Pool Chemicals	100.68
Pool Equipment Expense	271.19
Pool Management Expense	45,665.40
Pool Repair	47,334.18
Pool Supplies	7,645.00
Pool Winter Maintenance	1,500.00
Postage	34.70
Sales Tax Expense	36.93
Shipping & Delivery	69.28
Utilities	
Water	0.00
TOTAL Utilities	0.00
TOTAL OUTFLOWS	105,887.52
OVERALL TOTAL	239.28



Next Year's Hopes

Outside:

Begin Street Sign Replacement

Fence around Playground

Facia board under gutter

Rain Handler to replace gutters

Parking lot resurfacing

Insulate outer walls of RRs

Lights under flagpole

Next Year's Hopes

Upstairs Clubhouse:

Clubhouse front doors and east door

Front sidelights

New windows

Track light upgrade

New television

Next Year's Hopes

Downstairs Clubhouse:

Basement window replacement

Move wall to cover pipes

Paint walls and repair ceiling

Stair surfaces

Flooring

Insulation of hw pipes

Furniture (?)

Coming Events

- Fall Garage Sale September 28-29
- Halloween Party
- Vendor Fair November - TBA
- Christmas Party/Santa Visit - TBA
- January Meet and Greet of
New Neighbors - TBA

The Copperfield Neighborhood Association

Thanx for coming!

If you are not receiving email from copperfieldpresident.com, or if you would like a copy of this presentation, please send email and request to be put on the email list.