

**Copperfield Neighborhood Association Board**  
**October 21, 2020 Meeting Minutes**

**Present:**

Jason Heck  
Josh Greeman  
Jeff Luoma  
Karen Cole  
Mark Yates  
Josh Fain  
Eddy Demarcus

The Meeting was called to order at 8:00 p.m. A quorum was present.

The minutes from the September 21, 2020 monthly meeting were approved via email.

**1. Pool**

Mr. Luoma stated that the water has been turned off and the pool has been winterized. Mr. Luoma and Mr. Demarcus will take the speakers down this weekend along with the covers on the gazebos. The plan is to replace the gazebos next Spring with sails except for in the baby pool area. A couple of benches will also need to be replaced.

Mr. Greeman mentioned he had some concerns about the water bill, but had spoken with the water company and it seemed consistent with pool operations. The September bill was a bit high, but we closed the pool later this year. We need to keep an eye on the October bill, factoring in the irrigation system, just to make sure there aren't any leaks.

**2. Financials**

Mr. Fain has met with Mr. Greeman and the books have been turned over. Mr. Fain is working on getting a report out.

**3. Clubhouse**

Mr. Heck stated that we need to schedule replacement of the kitchen and front windows with vinyl for Spring. Mr. Yates has contacts and will work on getting quotes.

Rentals have been down with the current Covid situation. Mr. Heck recommended we continue to follow Covid guidelines and remain at the maximum 10 person limit as recommended by the governor. The Board agreed.

#### **4. Underwood Pool**

Mr. Heck provided a recap of the October 1, 2020 special meeting. He has continued to receive complaints from Mr. Davies. The Board discussed other above ground pools in the neighborhood. A couple were installed years ago and are completely decked in making them more fixtures rather than temporary structures prohibited by the Bylaws. Mr. Yates had some concern about the amount of money the Underwoods had spent. However, while the Underwoods ultimately provided a draft construction plan, the fact remains they did not obtain prior approval and the location of their pool is unlikely to be cost effective for a complete deck in.

Upon motion made by Mr. Heck, seconded by Mr. Fain, and carried, it was:

RESOLVED, that, acknowledging the Underwoods have expressed a desire to sell the pool and have been cooperative with the Board, the Board will obtain a written agreement from the Underwoods to waive fines and penalties as long as they remove the pool by April 1, 2021.

Further discussion ensued regarding the need to clarify the Bylaws. The Board acknowledged the Bylaws are vague and we want to be careful about selective enforcement. Letters also need to go out to other neighbors with above ground pools that are temporary structures.

#### **5. AirBNB Rentals**

Mr. Heck stated that he has received questions from a couple of neighbors about AirBNB rentals. This is another item that needs to be included when we clarify the Bylaws. The Board discussed how to classify prohibited rentals and whether to simply prohibit short term leases or whether to require proof of utilities in the renter's name. Mr. Fain mentioned proof of utilities may be discriminatory, and will research further.

#### **6. Pillars Update**

The base concrete is up, and stone should be laid this week.

#### **7. Complaints**

Mr. Heck has received a complaint about a commercial vehicle at 4516 Copper Springs along with a shed. He will send a letter.

#### **8. Landscaping**

Mr. Yates met with the sprinkler company and problems in the front island should now be fixed. The back island still isn't working. We need to winterize the system in November. We will continue to need the sprinkler system unless the islands are completely redesigned.

The Board discussed several options for updates to the landscaping, including replacing the trees in the back corner of the pool, the back island, and the front lawn of the Clubhouse. Mr. Yates will work on some options. We want to avoid trees that drop seed pods or that might tear up concrete near the pool and trees that are prone to disease.

## **9. Late Dues and Liens**

Mr. Greeman stated there are 6 households that have not paid their dues or offered payment plans. We have tried to be more lenient given the current Covid situation. The Board agreed that we need to pursue collection.

## **10. Other Business**

Mr. Fain will obtain a \$200.00 pre-paid Visa card for Stacy to buy supplies for the Clubhouse. It will be replenished as she provides receipts.

The Board briefly discussed the front marquis and whether to replace it with a digital marquis. Ms. Cole will take over updating the marquis.

Next month's agenda will include discussion of a seesaw for the playground, putting green, and a management company.

The next Board meeting will be November 10<sup>th</sup> at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:22 p.m.

Respectfully submitted  
Karen Cole, Secretary