

Copperfield Neighborhood Association Board
November 12, 2020 Meeting Minutes

Present:

Jason Heck
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 October 21, 2020 monthly meeting were approved via email.

1. Pool

Mr. Luoma will take care of the remaining gazebo covers for winter.

There is one payment of approximately \$5,000.00 remaining to be paid to the pool management company along with reimbursement to the neighborhood for water. The final balance once these expenses are paid will be close to what we need to open the 2021 season. Mr. Fain will provide Mr. Luoma with the account login information so that he can monitor finances.

2. Clubhouse

Mr. Yates will obtain quotes for 2021 window installation.

3. Underwood Pool

Mr. Heck dropped off an agreement confirming an April 1, 2021 sell/removal deadline and is awaiting an executed document.

4. Pillars Update

The Pillars at the back of the neighborhood are now complete and look great.

5. Late Dues Update and Filing Liens

Mr. Fain confirmed there has been no progress on the remaining 6 households with unpaid dues. The Board agreed a final demand for payment should be sent to each outstanding household. Mr. Fain will send letters this weekend. If no response within ten days, liens will be filed. Final due date of November 27, 2020. There was one bounced

dues check, which may or may not be included in the foregoing count of 6. Mr. Fain will contact the payor with a separate letter.

6. Complaints

Mr. Heck received an anonymous complaint regarding a commercial vehicle at 1461 Corona Drive, but has not had an opportunity to run by the property to investigate. Mr. Yates mentioned this may be part of a neighbor dispute and believes the vehicle belongs to a guest of the homeowner who is only there a couple of times a week. Mr. Heck will contact the property owner.

7. Landscaping Update

Mr. Heck confirmed the sprinkler system has been winterized. We are still having issues with electric on the back island.

Mr. Yates has obtained pricing for trees and would like to do a walk around with Mr. Heck for further planning.

Mr. Fain stated that we currently have sufficient money in our budget to consider an overhaul on all the landscaping. Much of it is now overgrown and needs to be replaced. Perhaps we could work this into a contract with a new grounds company that would include landscape design as well as mowing and general landscaping and sprinkler maintenance. Mr. Heck agreed that we are not pleased with the current landscaping company. The contract ends in April, but can be terminated upon 30 days' notice. A one stop shop would make it easier as the Board has spent quite a bit of time lately on landscaping issues. It is also likely the clubhouse window replacement will damage some of the current landscaping which will lead to its needing to be replaced early next year.

Mr. Yates will solicit proposals for a landscape architect. They generally are not expensive. The Board would like to find out who handles Palomar's landscaping.

Mr. Fain suggested a stone wall or something similar in the front corner of the Clubhouse lawn. Mr. Demarcus mentioned various stones that might look good. Mr. Fain asked if we could try to match the front pillars and/or replace them. Mr. Demarcus stated it would be difficult to match and replacement could be very expensive depending on how the granite is installed.

8. Flagpole

The new light has been installed.

9. Property Management Company

The Board discussed the need for and expense of a property management company. Several members on the Board would like to have a management company

handle DOR enforcement, dues, and taxes. DOR enforcement is difficult when you have to penalize your own neighbors. Mr. Yates mentioned we may not need a full blown management company contract to handle just these issues and will look into companies that could handle just these issues economically.

The Board agreed Clubhouse management should stay with Stacy.

10. Budget Update

Mr. Fain presented the financial report. He is working on finalizing payments for the sewer and landscaping company. He will meet with Mr. Greeman to work on a proposed 2021 budget to present at the next Board meeting. We currently have \$60,153.00 in our savings account. We have deposited \$10,000.00 into savings this year and have still been able to complete several projects.

11. Other Business

Mr. Yates brought up Christmas lights and perhaps adding a couple of wreaths at the front entrance along with updated lighting. Mr. Yates and Mr. Heck will discuss this further when they do the landscaping walk around.

Mr. Luoma asked whether we want to have Santa visit this year. Several Board members were concerned about a Santa visit given the current Covid-19 situation. Mr. Luoma will contact Santa to see what safety plans he has in place for visits.

Mr. Demarcus has information on an airplane seesaw that he will bring to the next Board meeting. He will also put together a list of possible entertainment additions to the facilities area such as bocci ball, basketball goals, a putting green, shuffleboard on one of the tennis courts, etc....

The Board agreed we need to add a facility walk around to the next Board meeting agenda. Now that we have sufficient money in our budget, we may be able to do an overhaul of the playground/facilities area outside of pool activities. The playground seems to be appropriate only for younger kids with no options for 10-12 year olds. Mr. Fain mentioned it may be possible to obtain grants from the city for these types of projects.

The next Board meeting will be December 8th at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:08 p.m.

Respectfully submitted
Karen Cole, Secretary