

Copperfield Neighborhood Association Board
September 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.

Following nominations, and upon motions separately made, seconded, and carried, it was:

RESOLVED, that each of the following persons be elected to the office set out below opposite his/her respective name, to hold such office until the next annual meeting of the neighborhood association or until a successor in office is elected and accepts such office:

<u>Name</u>	<u>Office</u>
Jason Heck	President
Josh Fain	Treasurer
Karen Cole	Secretary
Jeff Luoma	Facilities

The officers so elected immediately assumed the duties of their respected offices, as set forth in the Bylaws.

Mr. Yates offered to assist Mr. Luoma with Facilities to which the Board agreed.

1. Management Company

Mr. Heck raised the issue of working with a management company. It is difficult for volunteer Board members holding full time jobs to devote the time necessary to handle daily demands of the Board. There was some concern with a management company being overzealous in enforcing deed restriction violations. Following discussion, the Board agreed to investigate the tasks a management company might be able to assume along with the associated cost. Mr. Greeman mentioned it might be beneficial to coordinate landscaping with a management company to save costs. The current landscaping company is expensive, and their work has not been satisfactory lately.

2. Pool

Mr. Yates stated that several neighbors had complained about language and a party atmosphere at the pool and had cited such complaints as their reason for not joining the pool. Mr. Greeman mentioned there had also been complaints about cigar smoking outside the pool deck. The Board acknowledged that it is difficult for young lifeguards to enforce appropriate adult behavior at the pool. Mr. Greeman and Ms. Cole mentioned that this year may have been more difficult to control because of required Covid cleanings, which resulted in congregating outside the pool deck. Typically, adult gatherings remain in the back corner of the pool area, whereas families with young children tend to remain in the baby pool and shallow end of the pool. The Board agreed there needs to be a discussion with pool management at the beginning of pool season next year regarding rule enforcement. Mr. Luoma stated he wanted to offer more activities for kids.

Mr. Demarcus mentioned there had been problems with lifeguards not properly monitoring swimmers in the pool. Lifeguards are also not checking members in correctly. Mr. Greeman mentioned other neighborhood pools had used arm bands. The Board discussed the need for someone in a leadership role with the pool management company to be on site.

3. Deed Restriction Violations

Mr. Heck stated that deed restriction violations are an ongoing problem. Commercial vehicles, above ground pools, and failure to maintain yards are prime examples. There have also been reports of Airbnb rentals.

4. Clubhouse and Grounds

The Pepsi machine and the fuzzi-ball table at the clubhouse are both broken and need to be discarded. Mr. Heck mentioned the tennis court wall needs to be painted. Mr. Greeman will contact a painter. The message on the front marquis also needs to be changed.

Mr. Greeman stated an alternative is needed for clubhouse incidentals, possibly a credit card with a low balance limit. Mr. Demarcus suggested a reloadable card might work better. This will reduce the amount of checks that need to be written.

The next Board meeting will be October 19th at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:12 p.m.

Respectfully submitted
Karen Cole, Secretary