

**Copperfield Neighborhood Association Board**  
**February 8, 2022, Meeting Minutes**

**Present:**

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

Tammy Walters – Property Management

Sladyn and Jonathan – Pool Management

Erin O'Brien – Social Committee

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

The minutes from the January 11, 2021, monthly meeting were approved via email.

**1. Social Committee**

Ms. O'Brien reported that the Social Committee is planning a children's Valentine's Day party for the 13<sup>th</sup> with games, cookies, and a selfie station.

With regard to the newsletter, they will add a notice that lifeguards are currently being hired to their newsletter. Ms. O'Brien will contact Becca Rightmyer to see about obtaining a social committee committed email address and posting the newsletter to the CNA website. Ms. Walters has a spreadsheet of email address to send the newsletter out by email.

The Social Committee will coordinate monthly food trucks with Stacy so that anyone renting the clubhouse knows when a food truck will be on site. The plan is to have one food truck per month. No alcohol sales.

**2. Dues Update**

Ms. Walters will send a second notice to households who have not paid dues with a fine letter to follow if dues remain unpaid after March 1.

### **3. Neighborhood Grant Proposal**

The LFUCG is seeking proposals for neighborhood grants. They are due March 1. Our new landscaping plan may qualify.

### **4. Pool**

#### **a. Management Company**

Sladyn and Jonathan attended the meeting to go over pool management for the upcoming season.

The Board mentioned lifeguards were lax toward the end of the season – safety and cleanliness issues. This season, the pool management company will be hiring general managers for each pool that are salaried positions. General managers will be on-site more often to address these issues. They will also be having monthly manager meetings with staff.

The Board also questioned the parameters of adult swim. Typically, only one young child is permitted in the pool during this time with one adult.

We have discussed a solar blanket in previous meetings. It is not believed this will make a significant difference in water temperature for the price.

Sladyn and Jonathan both agreed that not have a pool cover will impact the liner because of UV rays. However, the cost of a cover is 15k so it's a matter of balancing costs.

The diving board needs concrete work.

There are currently no concerns with the baby pool opening on time.

The signed contract is due by March 1. We will have our attorney review. The pool is planned for opening mid to end of April for swim team start up in May.

#### **b. Bathroom Repair and Electrical Outlets**

We are only required to have one shower per restroom. If we decide to renovate at the end of the season, we can replace two of the showers with changing rooms. The Board discussed renovations options, cost and timing. At this time, we likely need to just repair drywall. After further assessment, the water damage does not appear to have caused a need to gut the bathrooms before the upcoming pool season. If we can wait until Fall for any extensive renovations, that would be better because of the current cost of materials. Mr. Yates will create a scope for plumber bids.

The gazebo covers need to be ordered now for the upcoming season. Mr. Greeman will contact some gazebo companies to see about purchasing stronger frames.

Mr. Yates will obtain quotes for fixing the lights in the pool to be completed prior to the pool opening in May. He will also ask about additional outlets including one near the lifeguard table.

## **5. Complaints – 1373 Glenview**

Ms. Walters spoke with the owner at 1373 Glenview who agreed to pay fines assessed through November 2021. Ms. Walters has driven by the property and stated it looks acceptable as of now. The Board agreed to revisit the issues in the Spring when the landscaping will begin growing again.

The property owner questioned Ms. Walters about what exactly constitutes an acceptable landscaped yard. This is something we may need to add to our Procedures document for clarification and consistency.

## **6. Tennis Courts**

### **a. Pickleball**

Needs to be painted with white lines. Mr. Yates will manage.

### **b. Improper Use**

Mr. Demarcus will contact the parents of the child who continues to practice soccer on the tennis courts. We may have to revoke their key.

### **c. Security Upgrade**

The Board discussed surveillance cameras for the tennis courts as well as a keypad.

## **7. Moore Fence**

The Board discussed a request from a neighbor for approval to build an 8-foot privacy fence. The individual is disabled and there is a privacy need. There was concern about the height as most privacy fences in the neighborhood are six feet. The Board will review further before approving or denying.

## **8. Other Business**

Upon motion duly made and seconded, the Copperfield Neighborhood Association Deed of Restrictions Guidance dated 12/5/2021 and Procedures dated 12/14/2021 were approved unanimously.

These are simply guidance documents intended to promote consistency among Boards and are not an attempt to amend or change the Bylaws or DOR. The Guidance and Procedures documents will be posted to the website.

Ms. Walters met with Pinkston's locksmith to go over the key schematic. Pinkston's recommended key fobs. However, this is an expensive option. It may be more economical to add a few keypads to the primary doors and key the remaining doors to a master. Stacy has mentioned she would like a keypad on the basement door because Clubhouse renters often locked out. We also need to look at removing the lock from the supply closet for access to cleaning supplies.

Mr. Heck and Mr. Greeman will produce a lock plan for Ms. Walters.

The next Board meeting will be March 8<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 9:45 p.m.

Respectfully submitted  
Karen Cole, Secretary