

Copperfield Neighborhood Association Board
March 8, 2022, Meeting Minutes

Present:

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 8:03 p.m. A quorum was present.

The minutes from the February 8, 2021, monthly meeting were approved via email.

1. Social Committee

The Social Committee is planning an Easter event with the Easter Bunny and an egg hunt for April 16. They will coordinate the clubhouse with Stacy.

Ms. O'Brien discussed options for the newsletter format and the Facebook events page.

A request has been made to start the women's wine club back. The Board agreed we need some adult events and that a women's group would be fine. Since the clubhouse is being provided at no charge for these types of events, they must be limited to neighborhood residents only. Ms. Cole offered to assist with planning.

2. Dues/Fines Update

Ms. Walters provided the property management report. Only 14 households remain outstanding for 2022 HOA dues. A \$50 fine has been assessed and overdue notices sent out. Ms. Walters is finalizing the email address list and will coordinate with the current Gmail list.

There was a complaint about a fence that fell down during a windstorm on Glenview. Ms. Walters has reached out to the homeowner who has agreed to take care of the issue. The matter has also been reported to code enforcement.

3. Neighborhood Grant Proposal

Mr. Yates submitted our grant proposal. After speaking with LFUCG, it appears there may be a considerable amount of money available. He requested 44k for several landscaping projects. We still need to submit a copy of our 501(c)(3) letter, but that will not hold up our application.

4. Pool

The Board discussed several items with Sladyn and Jonathan from the pool management company.

Management is using a produce to remove the mildew stains from the pool liner that seems to be working. However, we can anticipate having bubbles in the liner. A cover will extend the live of a vinyl liner.

The following items need to be added to the contract scope of work: chlorinate the pool in the winter as part of season shutdown; winterize the bathrooms; remove gazebo covers upon request. Other than these additions, the contract has been approved by the neighborhood attorney.

The Board discussed the possible chlorine shortage for this season. Pool Management has found a supplier in Frankfort that can be our backup so that we don't have to switch to the tablet system immediately. However, Management suggested this be considered down the road. It is difficult to stockpile liquid chlorine because it loses its potency and there is a lack of storage space.

Mr. Luoma is purchasing the toolbox and computer tablet for the guard table and is working on Memberment. Management will obtain depth markers, safety rings, and check the signs for code compliance. Pool Management suggested we use Pool Pass as opposed to Memberment. They have found it to be more effective at other pools. We supply a member directory. Then each member obtains their own pool pass that is scanned each time they enter the pool. There is no additional cost to the Board. Turn around on pool passes is approximately 7 to 10 business days. The Board agreed this program may be easier for the lifeguards to use to cut down on nonmembers trying to access the pool.

Management anticipates we will have 15 lifeguards assigned to our pool. They are scheduled to have the pool up and running mid-April with a May 1 deadline. Adam Davis will be our Regional Manager. We will have a single general manager who will be on site Wednesday through Sunday from opening to approximately 6pm. Her job will be to keep the lifeguards on task. Mr. Luoma will be the direct point of contact for the Board.

a. Pipes

Mr. Demarcus and Mr. Luoma are obtaining quotes to fix the burst pipes in the bathroom.

b. Electrical

The circuits are being fixed. The electrician will be coming back out to work on the additional outlets. Once completed, Mr. Fain will contact Bates Security to connect the additional cameras.

c. Leak

Mr. Yates reported that American Leak is coming this week to pressure test the lines. They may be able to address the bubbles in the liner. Unfortunately, there were problems with the initial liner installation.

d. Gazebos

Mr. Greeman has reviewed the gazebo situation. He stated we can salvage 2 gazebos with parts from the broken ones. The Board discussed the need to start replacing broken gazebos with sturdy commercial grade wood gazebos. We may also need umbrellas and tables. However, we will hold for now until we know the pool repair expense. We should know within a week and can decide via email what needs to be ordered.

Other items that need repair include the pool fence. There is a separation from the post that needs to be fixed. The divider between the bathrooms is also rotted and needs repair. Mr. Demarcus will obtain quotes to replace the divider.

Mr. Fain suggested we revisit combining the pool with the neighborhood. The pool adds property value. Those who join the pool are essentially bearing the expense of increasing property values in the neighborhood by supporting the pool. The pool will be needing significant repairs down the road. The other option is a vote to borrow money.

5. Complaints – 1356 Copperfield Ct.

Ms. Walters has received several complaints regarding the trailer and debris at this address. She will send a letter.

6. Pickleball Courts

Painting should be completed within the next 3 to 4 weeks. Mr. Yates will contact someone to professionally pressure wash the courts first.

7. Basketball Goal

The Board discussed a request from a neighbor for approval to install a basketball goal facing the street.

Upon motion duly made, seconded and carried unanimously, it was:

RESOLVED, that the request to install a basketball goal facing the street is denied.

8. Other Business

Mr. Greeman stated that the foosball table in the basement is broken. It is a residential grade table and cannot withstand the use. The broken table needs to be removed.

Upon motion duly made, seconded and carried unanimously, it was:

RESOLVED, that the Board may spend up to \$1,800.00 for a commercial grade foosball table to replace the broken one in the clubhouse basement.

The next Board meeting will be April 12th at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:56 p.m.

Respectfully submitted
Karen Cole, Secretary