

Copperfield Neighborhood Association Board
April 12, 2022, Meeting Minutes

Present:

Eddy Demarcus

Josh Fain

Josh Greeman

Jason Heck

Jeff Luoma

Mark Yates

Karen Cole (had to leave prior to start of meeting and returned at 9:40 pm)

Tammy Walters – Property Management

Jennifer Perry – Social Committee

The Meeting was called to order at 8:08 p.m. A quorum was present.

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

Homeowner Forum

Mr. Warren Anderson attended and stated that he was a part of the original purchase of the pool. He expressed interest in the budget and encouraged frugality with regard to the pool.

1. Social Committee

a. Easter Event

Easter event to be held on April 16 from 12:00 – 2:00 pm. Mr. Demarcus to provide the costume. The Social Committee will buy cookies, etc. There will be two egg hunts, one for the younger children and one for the older children. They have already coordinated with Stacy for use of the clubhouse.

b. Storage

Ms. Perry inquired about utilizing a storage area and the board suggested an area the basement.

c. Future Events

Future events to include: women’s wine club (will coordinate with Mrs. Cole), end of school bash on May 28 (food truck and activities), luau on June 4 (adult event).

Ms. Perry inquired about the status of the screen and projector. Mr. Demarcus and Mr. Greeman will research.

2. Association Management

a. Complaints

Trailer violation is outstanding and numerous complaints have been filed against 1356 Copperfield Court.

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

RESOLVED, that a \$50.00 fine be assessed.

Ms. Walters inquired about sign violations, specifically which signs to address. The board advised that she should address commercial signs.

b. Dues

Ms. Walters provided the property management report. Only 6 households remain outstanding for 2022 HOA dues. A \$50.00 fine has been assessed and overdue notices were mailed.

Ms. Walters presented a request from 1428 Copper Glen Drive to waive a \$50.00 late fee.

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

RESOLVED, that the \$50.00 late fee be waived.

a. Pool Financials

The Board discussed turning over financials for the pool to Ms. Walters with Community Association Team, who provided a rate of \$300 per month to provide accounting services for both the HOA and the pool.

Upon motion duly made, seconded and carried with a vote of 5-1, it was:

RESOLVED, that the Board may spend \$3,600.00 per year for Community Association Team to perform financial services for the HOA and the pool.

3. PPM Lawsuit and Promissory Note

Board decided to table discussion until Ms. Cole and Mr. Darling could be present.

4. Pool

The pool is tentatively scheduled to open May 28 and the swim team would like access three weeks prior.

The Board discussed pool passes and the amount that should be charged for guest passes for the upcoming season. Previously, guest passes were \$5 each with a limit of five passes. The board discussed options for pricing and availability.

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

RESOLVED, that the first five (5) guest passes would be provided free of charge and all additional passes shall be priced at \$10.00 each with a cap of five (5) passes per day, per home, with no guest passes to be used on holidays.

a. Applications

The website has been updated and applications are currently being accepted. Ms. Walters will provide a list to Mr. Luoma of homeowners who are in arrears and, therefore, ineligible for membership.

b. Leak – PipeFitter update

Mr. Yates reported that he has a quote for the pipe project and that it will take approximately three weeks for the vendor to get materials. Mr. Greeman asked if the vendor will also replace and repair fixtures. Mr. Yates suggested that the HOA purchase the fixtures they want and provide them to the company for installation.

c. Pool Lights

Mr. Yates reported that the electrician quoted a price of \$800.00 each to replace 3-4 fixtures and that LED fixtures are approximately \$1,275.00 each. The board agreed that it would be best to use similar lights this year, instead of mixing types of lighting.

d. Sewer Exclusion

Mr. Yates reported that the city requires a photo of the wall meter prior to filling the pool and then subsequent monthly photos to be sent to Brooke Gray. Additionally, he is working through overdue bills with Mr. Luoma.

5. Other Business

a. Promissory Note

Ms. Cole returned to the meeting at 9:40 pm and Mr. Demarcus inquired regarding the appropriate procedure for the promissory note. Ms. Cole responded that the agreement was to create a promissory note once all of the expenses are specifically defined.

b. Landscaping Bids

Mr. Yates presented three bids for 2022 landscaping contracts with a recommendation to use Diamond Landscape for services to include: mowing, mulching, flower planting, and fertilizer application.

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

RESOLVED, that the board would enter an agreement with Diamond Landscape for contracted services not to exceed \$14,325.00.

c. Foosball Table

Mr. Greeman reported that the table has been purchased as approved at the March meeting.

d. Additional Discussion

Mr. Yates expressed his concerns about the large amount of repairs for the pool and those associated costs and assuring that the pool is able to repay that debt. As such, he expressly asked that his vote in favor of loaning money to the pool (at the special meeting on April 7, 2022) be withdrawn and noted in the record. It is also noted that this action does not change the outcome of that vote.

All other board members agreed that nothing has changed since that meeting and that there is not only full intent for the repayment to take place, but sufficient documentation of the transaction.

e. Clubhouse Rental Policy

Mr. Yates inquired about clubhouse rentals to people or entities outside the neighborhood. The board agreed that only homeowners should have access. Mr. Demarcus will follow up with Stacy and Ms. Walters will send Stacy a list of homeowners who are ineligible due to non-payment of assessments.

f. Grant application

Mr. Yates reported that the corridors grant application was not approved by the city.

The next Board meeting will be May 10th at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 10:28 p.m.

Respectfully submitted
Tamara Walters, Property Manager