

**Copperfield Neighborhood Association Board**  
**April 7, 2022, Special Meeting Minutes**

**Present:**

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

The Meeting was called to order at 8:35 p.m. A quorum was present.

**Repairs**

Following the special meeting on April 2, 2022, the Board and counsel for the CNA have further reviewed the situation regarding the leaks in the main drain line of the pool along with the neighborhood governing documents. The following were discussed and noted:

1. The repairs necessary to remedy the failures in the main drain line are extraordinary repairs and necessary emergency maintenance.
2. Further, the repairs are necessary expenditures not foreseen nor clearly defined by either the CNA or Pool budgets.
3. The leaks in the main drain line are causing significant erosion of CNA property and are likely the cause of cracks in the tennis courts.
4. Failure to repair the leaks will cause further erosion and damage to CNA property for which the Board has a duty to mitigate.
5. Failure to repair the leaks will also render the pool inoperable, causing it to fall into disrepair, which will create a dangerous and unsightly situation for the Copperfield community and result in additional expense to the CNA in the future.
6. The Facilities Committee has unanimously recommended the repairs as necessary.
7. Current funds in the Pool account are insufficient to cover the complete cost of the repairs. However, there are sufficient funds in the CNA account to assist with the cost, without impacting the CNA's ability to cover other expenses, either budgeted or unforeseen.
8. It is in the best interest of the entire Copperfield community to make the expenditure.

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

RESOLVED, that the CNA Board will engage Pipe Savers to repair the leaks in the main drain line of the pool.

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

RESOLVED, that the CNA will extend funds to cover the cost of the repairs to the pool's main drain line concurrent with execution of a bona fide promissory note by the Facilities Committee in the amount invoiced by Pipe Savers upon completion of the project. Said Note shall bear interest at the rate of .05% per annum, which is the rate of interest the extended funds would earn if left in the CNA account. Installments on the Note shall be paid through funds obtained from pool membership monies.

Upon further review and discussion regarding pool memberships and upcoming repair costs, the Board agreed the rate for non-resident memberships should be raised an additional \$25.00 for the 2022 pool season, in addition to the \$50.00 raise for all memberships agreed to at the Boards April 2, 2022 Special Meeting. Therefore

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

RESOLVED, that resident pool memberships will be increased by a total of \$50 for the upcoming 2022 pool season. Non-resident pool memberships will be increased by a total of \$75.00 for the upcoming 2022 pool season.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:16 p.m.

Respectfully submitted  
Karen Cole, Secretary