

**Copperfield Neighborhood Association Board**  
**May 10, 2022, Meeting Minutes**

**Present:**

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

Tammy Walters – Property Management

Stacy Salyer – Swim Team

Jennifer Penny, Erin O'Brien – Social Committee

Dan Stone - Guest

The Meeting was called to order at 8:02 p.m. A quorum was present.

The minutes from the April 12, 2021, monthly meeting were approved via email.

**1. Social Committee**

The Easter event went well. The neighborhood yard sale is this weekend. There needs to be communication emailed out to the neighborhood regarding events.

The Social Committee is now planning an end of school year bash on May 28 with food trucks, pool games, and prizes. They are also planning a neighborhood luau at the pool for adults from 5-8pm on June 14 as well as a ladies social club event on June 15. All of these events are for neighborhood residents only. There was discussion regarding a DJ for July 4<sup>th</sup>.

**2. Community Association Team**

*A. Outstanding Dues*

Ms. Walters provided the property management report. Only 5 households remain outstanding for 2022 HOA dues. A \$50 fine has been assessed and overdue notices sent out. Liens will be filed next month.

### *B. Complaints*

Ms. Walters has received complaints about a beehive and a couple of trailers. She will send out notices regarding DOR compliance. In driving the neighborhood, she noticed several basketball goals facing the street. We do not have a specific DOR restriction that is applicable and will let the city enforce as needed.

Ms. Walters will continue to monitor the several homes on Glenview that refuse to maintain landscaping.

### *C. 1356 Copperfield Court*

Ms. Walters continues to receive complaints about the large zebra statute in the front yard as well as the trailer parked in the driveway. The Board discussed and does not believe we have a specific DOR against the zebra. The trailer comes and goes. The Board agreed the fine should continue until the trailer is permanently removed.

### *D. Signs*

Ms. Walters has received a question about signs in yards. The Board discussed the DOR and signs. It is usually permissible to have small political and senior graduation signs for a limited time during the applicable season. Commercial signs are not permitted.

### *E. Pool Account*

Ms. Walters has set up the CNA accounts in QuickBooks. Although the pool is not a separate legal entity, she will keep the pool account separate per the Bylaws. The Board discussed payment of various invoices. A request was made for a budget to actual report for next month's meeting, which she will provide. Mr. Fain and Mr. Luoma will turn over all checkbooks and other financial documents to Ms. Walters since she will be handling the finances going forward. The tax return is ready to file.

The Board discussed the continuing key problem. Ms. Walters will get with Pinkston's regarding a list of individuals authorized to obtain keys. Mr. Heck will map out the key needs. A request was made for the lifeguards to have keys to the tennis courts to retrieve stray items.

## **3. Pool**

Mr. Stone attended the meeting to find out information regarding the pool. He asked several questions regarding repairs, which the Board answered. Mr. Stone suggested better communication going forward. One of the biggest complaints neighbors have is the increase in pool membership dues. The Board explained that dues have not increased in several years and that the increase was needed because of the cost of current repairs. The Board will send out an email to pool members explaining the repairs and dues increase.

*A. Lights*

Mr. Yates is confirming the timing on repairing the pool lights. The issue has been ordering and obtaining the correct bulbs. The wiring also needs to be done. All of this should happen next week. Once the lights are repaired the pool can be filled, which should be the week before opening day.

Mr. Fain will contact the security company once the wiring is complete so that the remaining cameras can be installed.

*B. Pump*

The new pump was installed today.

*C. Leak*

Pipesavers has completed their work. Mr. Yates put a small amount of water in the deep end to test for any remaining leaks. Although the water level has come down, it could be due to evaporation. It could also be the 6-inch portion of the pipe that Pipesavers was not able to access. The liner would have to be pulled back to confirm.

Mr. Yates will obtain pricing on replacing the liner.

The water meter reading has been taken and Mr. Yates will apply for the credits.

*D. Bathrooms*

The bathrooms are being repaired this week.

*E. Table*

The lumber for the grill table and the partition is here and ready to go.

*F. Swim Team*

Home swim meets are June 1, 8, and 22. July 12 is the team banquet. The swim team will provide their own lifeguards for the team banquet.

*G. Note*

The note from the pool to the neighborhood will be completed once we have a final invoice.

#### **4. Pickleball**

Mr. DeMarcus stated the pickleball lines should be done. However, if they are not, Mr. Yates suggested we hold until the courts are power washed.

#### **5. Other Business**

Mr. Heck is researching sound panels for the clubhouse and presented several options. The Board agreed to hold on making a decision until after the pool opens.

Mr. Yates is pricing trees.

The old gazebos at the pool need to be removed and the new ones set up. Volunteers are needed.

The Board briefly discussed open swim dates.

The Board discussed the recent PVA property value increases, which are significant for most homes in the neighborhood. Several people have already appealed and been able to lower their valuations. The Board will send out an email to the neighborhood regarding the upcoming appeal deadline.

The next Board meeting will be June 14<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 9:35 p.m.

Respectfully submitted  
Karen Cole, Secretary