

Copperfield Neighborhood Association Board
June 14, 2022, Meeting Minutes

Present:

Karen Cole
Josh Greeman
Josh Fain
Mark Yates
Jason Heck

Tammy Walters – Property Management

Jennifer Perry – Social Committee

Susan Potter and Tony Broyles; Dustin Meredith - Guests

The Meeting was called to order at 8:05 p.m. A quorum was present.

The minutes from the May 10, 2021, monthly meeting were approved via email.

1. Comments from Guests

Mr. Meredith attended the meeting to answer any questions the Board might have regarding renovation plans for a back addition and deck and front walk at his home. Plans were previously circulated via email.

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

RESOLVED, that the proposed renovation and construction plans to the Meredith home are approved.

Ms. Potter and Mr. Broyles attended the meeting to make sure the Board is aware of issues concerning their next-door neighbor. A harassment case is currently pending in Fayette District Court. The neighbor plays loud music and hangs bags of dog feces on the fence among other harassing actions. The Board discussed the option of a higher fence along a concrete drainage path between the two properties to try to alleviate the issue.

2. Social Committee

Ms. Perry reported recent and upcoming events for the Social Committee. Unfortunately, the adult luau was not well attended. The Committee hopes to plan other adult events in the Fall when summer activities settle down.

Mr. Demarcus reported via text that he will head up 4th of July activities with assistance from the Social Committee. Activities will include the annual parade and grilling and games at the pool.

Ms. Perry presented the food truck calendar.

3. Pool and Clubhouse

Mr. Yates presented invoices for recent pool repairs. The Board discussed balances of both bank accounts. The check book for the pool account will be handed over to property management along with the financial records so that checks can be issued.

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

RESOLVED, that the Board will pay current invoices from the pool account. Once all invoices are received and totaled, the balance will be transferred, and the previously approved promissory note completed.

A loose light in the deep end has been fixed. Members appear to be using the lights as "ladders", which is causing them to break.

Mark has spoken with the pool management company regarding various guard issues. He will remind them to make sure the garbage cans are kept outside the pool gate for clubhouse use.

The diving board should be completed and installed next week.

The Board discussed problems with the guard check-in laptop freezing. It may be Wi-Fi issues and not hardware. Mr. Heck will look into an extender.

Pool management is obtaining pricing for repairing the guard chairs and adding an umbrella to the chair at the shallow end. They are also obtaining pricing for pump filters.

The drain channels in the baby pool area are on the list for repair once the current pool season ends.

The bathrooms and snack shack will be deep cleaned every two weeks.

The clubhouse HVAC needs to be maintained.

Ms. Walters will obtain bids to spray the clubhouse for bugs.

Remaining items to address are putting together and securing the remaining gazebos and spreading playground mulch. The Board agreed no further umbrellas are needed as we have three additional gazebos pending installation.

Mr. Yates reported poor performance by the landscaping crew, including the front entrance not being planted correctly. He and Mr. Heck are working on resolving. Payment will be held until corrections are made.

Mr. Demarcus agreed via text to follow up on pickle ball lines

Mr. Fain will follow up with Bates security now that electric work is complete.

4. Property Management

Ms. Walters presented the property management report and financials. There are several yards where landscaping is not being maintained, but it's not to the point of being overgrown yet. Complaints have been received regarding the unkept backyard and disrepair at 1393 Corona. She will send a letter. Three homes remain outstanding for annual dues. If fees are not paid by June 30, Ms. Walters will send one more letter to owners with overdue accounts on July 1 stating that liens will be filed on July 31 and names and addresses of those owners who have not paid will be posted on the neighborhood website and added to the agenda for the annual meeting in September for discussion.

5. Other Business

Cars are parking in the grass at the clubhouse and destroying the sprinkler heads. Mr. Heck has contacted LFUCG 311 to repaint the yellow curb lines. The Board discussed options for keeping cars off the grass. Illegally parked cars will be towed.

Several homes are missing street trees, which are required by the DOR. Ms. Walters will send letters requested replacement in the Fall.

The Board unanimously agreed the Facilities Committee needs to be restarted. Mr. Yates and Mr. Heck will begin recruiting volunteers.

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

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 10:12 p.m.

Respectfully submitted
Karen Cole, Secretary