

Copperfield Neighborhood Association Board
June 8, 2021, Meeting Minutes

Present:

Jason Heck
Jeff Luoma
Karen Cole
Josh Fain
Josh Greeman
Eddy Demarcus
Mark Yates
Adrian Jones, Tonya Merritt, and Jenn Bailey (Guests - CROCS)

The meeting was called to order at 8:03 p.m. A quorum was present.

The minutes from the May 18, 2021, monthly meeting were approved via email.

1. Clubhouse
 - a. The CROCS are having issues with their key for the office and side door. Mr. Heck will contact a locksmith.
 - b. Update at Tennis Courts/Pickleball
Mr. Yates presented a quote of \$275.00 for the pickleball court lining. He also presented quotes to resurface and/or repair cracks in the tennis courts. The Board discussed how to prioritize window replacement (energy saving) at the Clubhouse and repairing the tennis courts. Mr. Yates will clarify whether the base quote for the tennis court repair includes repairing the cracks so that we can determine the most economical way to proceed. Mr. Greeman will take a look at the HVAC filters.
 - c. Playground Updates
 - i. Bocce Ball/Shuffleboard Court – Review pending
2. Dues Update
 - a. Seven households remain outstanding. Mr. Fain has an email ready to send out, which will also be mailed and hand-delivered. This will be the final notice before liens are filed, and the outstanding households are publicly identified.
3. Property Management Company
 - a. Mr. Yates presented several quotes. The Board will review further once issues with the pool are resolved.
4. Budget Update
 - a. Mr. Fain presented an update on the budget for the Board's review.
5. Pool
 - a. The Board discussed and agreed to revise the pool rules to include a rule that the lifeguards close the pool for safety reasons if rain prohibits viewing the bottom of the pool.

- b. Thanks to Mr. Greeman and Mr. Yates for installing the sun sails/gazebos.
 - c. A letter has been sent to PPM advising them of ongoing contract issues, including not opening the pool on time. There continue to be problems with Jackson Hatton, the new point person, as he appears to lack knowledge of pool operation and has not been regularly on-site or responsive.
 - d. The Board received complaints regarding the baby pool not opening on time. The baby pool seems to be holding water for now. There was a leak test run, and no leaks were found. The Board discussed the possibility that PPM did not shut down the baby pool correctly at the end of last season. Mr. Luoma will contact PPM in writing and copy the Board to make it clear the baby pool must be opened this weekend.
 - e. The Board discussed options for a new pool contractor. Mr. Yates has obtained one bid and was pleased with the offer. Mr. Greeman will reach out for one other possible bid. The Board agreed we need to have a new company ready to come on board depending on PPM's response to ongoing complaints. Mr. Fain and Mr. Luoma mentioned there may be one payment due PPM, also depending on the outcome of the complaints.
 - f. Sump Pump Update
Cost to fix the sump pump is \$3,000.00. We may need a different type of pump. The current pump does not appear to be a pump for use with chlorinated water. Mr. Yates will look for a stainless-steel pump and present it to the Board for vote via email.
 - g. Basketball/Poolball Basket – Tabled until issues with the pool are resolved.
6. CROCS
- a. The Crocs would like to use the pool deck for their end of season banquet from 6pm to close on Tuesday, July 13. They will have food and present awards. There are over 200 kids on the team, thus the need for use of the entire pool deck. The pool will remain open to members.

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

RESOLVED, that the Crocs may use the entire pool deck for their end of season banquet from 6pm to close on July 13 with Wednesday, July 14, as a possible weather make up day.

7. Landscaping

The summer flowers are in at the entrance. Mr. Yates mentioned the new company continues to need direction, but is improving. There are a couple of trees near the sidewalk by the pool that need trimming. Mr. Yates and Mr. Heck still need to schedule their review of the trees/shrubs.

8. New Business

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

RESOLVED, that Mr. Greeman is authorized to spend \$500.00 to purchase an outdoor ping pong table with cover.

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

RESOLVED, that the Board is authorized to spend \$600.00 for July 4th activities to include food, prizes, and games.

The Board has received complaints regarding cigar smoking outside the pool deck. There is no smoking in or around the pool deck. Mr. DeMarcus will look into obtaining updates signs to address smoking, vaping, and tobacco products.

The Board has also received a complaint from a resident regarding the inattention of the lifeguards. The resident advised that on more than one evening, there was an hour or more at the end of the night that the lifeguards did not get in their chairs, but instead “watched” the pool as a group from the check-in table. This is a safety concern.

The next Board meeting will be July 13, 2021, at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:38 p.m.

Respectfully submitted
Karen Cole, Secretary