

**Copperfield Neighborhood Association Board**  
**October 12, 2021, Meeting Minutes**

**Present:**

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

The Meeting was called to order at 8:06 p.m. A quorum was present.

The minutes from the August 10, 2021, monthly meeting and the September 14, 2021, special meeting were approved via email.

**1. Property Management Companies**

The Board reviewed previous quotes from several property management companies and discussed the scope and cost of each. The most cost-effective time for a management company to start appears to be December 1.

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

RESOLVED, that, the Board will begin the process of hiring a property management company.

**2. Complaints**

- a. Religious Solicitation – A complaint was brought to the attention of the Board regarding religious solicitation. The Board acknowledged that if the solicitor has a permit, we cannot prohibit them from being in the neighborhood. It does not appear changing the neighborhood solicitation signs are warranted at this time as there haven't been enough reported instances of this type of solicitation.
- b. 1385 Glenview – This has been an ongoing problem with yard maintenance. The Board will send the property owner a letter detailing compliance needed to avoid a fine.
- c. 1373 Glenview – This property has also been an ongoing problem with yard maintenance and multiple complaints from neighbors. The owner has not complied despite representations otherwise. The Board will proceed with fining the owner following one more notification.

- d. Glenview trash screen – A neighbor has complained about a section of fence put up to screen trash cans. It appears this complaint is a retaliatory complaint. The Board will request the owner move the fence back 2 inches.
- e. 4516 Copper Springs – The Board has received a complaint regarding a commercial vehicle parked in the driveway. The Board will send a letter to the property owner requesting they remove the commercial magnets from the truck when it is parked in the driveway.
- f. Corner of Clubhouse and Corona – The Board noted the above ground pool has now been removed.

### **3. Fall Garage Sale**

Will take place October 22-23 this year. Mr. Heck will put the signs up at the front of the neighborhood.

### **4. Air Hockey Table**

Mr. Fain was approached about an air hockey table for possible use in the clubhouse basement. He has been told it has gone to someone else.

### **5. Social Committee Update**

Mr. Heck received one response to his email requesting interest in a social committee. Mr. Demarcus will get in touch with them. The Board agreed all costs and activities must be pre-approved. Use of the clubhouse is fine as long as it does not interfere with rentals.

Mr. Luoma suggested we begin obtaining supplies for Christmas luminaries if we want to do it again this year. We have some supplies left over from last year that we can use. An email needs to go out to the neighborhood in early December.

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

RESOLVED, that, Mr. Luoma is authorized to spend up to \$1,000.00 on Christmas luminaries for the neighborhood this year.

### **6. PPM Lawsuit**

Answers have been filed and we are awaiting the discovery phase.

## **7. Pool**

The Board discussed the amount of insurance available for the replacement of the pool cover based on its estimated depreciation. The Board agreed a pool cover is needed for liability purposes and to keep out debris.

We need to renew our contract with the pool management company for winter maintenance. There were some concerns expressed about lack of lifeguard oversight at the end of the season. This needs to be communicated to the management company.

Cornhole and ping pong out front for the kids seems to have been favorable. Several Board members agreed it was good to provide activities for the kids.

## **8. Clubhouse**

We have bids for replacing the front windows. Landscaping will need to come out first. Mr. Yates will obtain bids for landscape demo to include the back island. Once we have the demo completed, we can bring in a landscape architect to develop a plan for Spring/Fall planting.

## **9. Underwood Above Ground Pool Update**

The pool has been removed.

## **10. House Air BNB Rentals**

The offending house has been sold. Mr. Heck suggested the Board put together standard policies regarding the Board's interpretation of DOR restrictions to promote consistency and neighborhood understanding and compliance.

## **11. DOR for Pools and Rental**

The Board discussed whether to allow rental of the pool for parties. Other neighborhoods do this and make a profit. The Board agreed we cannot close the pool for private parties. At this time, no more than 5 non-member guests are allowed per member at one time. Mr. Demarcus asked whether it might make sense to allow more guests for parties if guests were charged closer to what fair market value would be party participants at other venues.

## **12. Pillars Update**

None

### **13. Late Dues and Filing Liens**

All late dues have now been paid in full. We have one lien left to release. Ms. Cole will prepare the release upon receipt of the information from Mr. Heck.

### **14. Landscaping Update**

The Dyes trees and shrubs need to be ordered and planted along with those for the pool, clubhouse, islands, and entrance.

Mr. Yates mentioned the current landscaping company has requested payment for additional cuts because of the rain. Current service is for 28 cuts. Mr. Yates will resolve the issue prior to invoice payment.

### **15. Flagpole New Light**

In process

### **16. New Business**

Several Board members have noticed cars parked across sidewalks and contractor signs in yard. Mr. Demarcus will include DOR issues in his next neighborhood email.

The next Board meeting will be November 9<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 9:30 p.m.

Respectfully submitted  
Karen Cole, Secretary