

Copperfield Neighborhood Association Board
November 9, 2021, Meeting Minutes

Present:

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

Guests: Brennen and John Kelly, Amanda Escola, Erin O'Brien, Jennifer Perry

The Meeting was called to order at 7:30 p.m. A quorum was present.

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

1. Proposed Rule Change for Tennis Court Use

Brennen Kelly proposed a rule change to the neighborhood tennis courts to allow for use by other sports, including wall soccer. His father, John Kelly, mentioned other tennis courts in the area were underutilized and allowed use for sports other than tennis.

Following the presentation, the Board discussed concerns about possible damage to the courts from use by non-tennis players. The Board also discussed other options for wall soccer and bocce ball, including expanding the playground area fence to provide room for other activities.

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

RESOLVED, that, the proposed rule change is denied because of concern for damage to the tennis courts.

2. Social Committee

Amanda Escola, Erin O'Brien, and Jennifer Perry have formed the neighborhood social committee. They brought ideas to the Board for December, including a Santa visit with activities and snacks for younger children along with a selfie scavenger hunt and pizza for "tweens". They also suggested a neighborhood Christmas light contest. They would like to plan monthly events and suggested a monthly newsletter. Possibly an adult Valentines party in February?

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

RESOLVED, that, the social committee is authorized to spend up to \$500.00 on a Christmas party for kids and “tweens”.

Mr. Yates asked if the committee would be willing to assist with Christmas lights and decorations for the neighborhood. The committee agreed to seek out quotes for lighting at the main entrance and outside the clubhouse.

3. Complaints

- a. 1373 Glenview – This property has been an ongoing problem with yard maintenance and multiple complaints from neighbors. The owner has not complied despite representations otherwise. The Board will continue with monthly fines with a lien to be filed once the unpaid fines total \$500.00. The owner will not be entitled to pool membership in 2022 if the fines remain unpaid and the violations continue as the owner will not be in good standing with the neighborhood association.
- b. 1377 Glenview – 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 requested the owner move the fence back 2 inches. It appears the owner has completely removed the screen. All fines will be waived.
- c. 1317 New Ridge Court – The Board has received a complaint regarding a utility trailer parked in the driveway. The owner has been notified.
- d. 4529 Clubhouse – The Board has received a complaint regarding unkept landscaping. The owner has been notified. It appears some of the larger weeds have been removed, but the area is still unkept.

4. Property Management Companies

The Board obtained three quotes for property management services. Subsequently, one company (Allpoints) withdrew their bid. The Board scheduled a Zoom interview with Community Management Associates, but they did not attend. The Board conducted a Zoom interview with Tammy Walters of Community Association Team.

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

RESOLVED, that, the Board will accept the bid from Community Association Team for property management services.

5. Pool Cleanup

Mr. Luoma will obtain volunteers to take down the gazebos and finalize the pool area cleanup for the off season.

6. Clubhouse Landscaping

In progress.

7. New Business

Dan Burch has agreed to coordinate a tennis tournament for July 4, 2022.

A scouting group has asked about using the clubhouse basement for their meetings. The Board discussed that the rental could not be free as this would not be fair to other groups. However, with regular monthly use as a non-profit organization, a reduced rate could be possible with a security deposit. The Board will contact Stacy for her input.

The next Board meeting will be December 14th at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:00 p.m.

Respectfully submitted
Karen Cole, Secretary