

Copperfield Neighborhood Association Board Monthly Meeting Minutes

Date: Tuesday, March 10, 2020
Location: 1336 Copperfield Run Blvd., Lexington, KY
Start: 7:37 PM EST
End: 9:05 PM EST

Role Call:

Tim Geertz, President	Jason Heck, At-Large
Josh Greeman, Treasurer	Josh Fain, At-Large
Clifton Daugherty, Secretary	Jeff Luoma, Facilities

Call to Order

Tim Geertz called the meeting to order at 7:37 p.m.

1. General

Mr. Geertz inquired about what dates the Neighborhood Easter Egg Hunt and Neighborhood garage sale should be considered. After discussion, the Board decided on April 11 for the Easter Egg Hunt and April 25th for the neighborhood garage sale. It was decided the garage sale will be scheduled on a Saturday to Sunday.

2. Facilities

Mr. Geertz updated the board on several outstanding projects. The outside rear lights have all been replaced. Mr. Geertz has obtained three (3) separate estimates for resurfacing the parking lot. Playground mulch has been ordered and is scheduled to be delivered soon. New vinyl for the swings will be ordered as the current is wearing off. Mr. Geertz indicated that he is awaiting a response from the local utility companies in order to proceed with the installation of new pillars. A discussion was held about replacing the front windows of the clubhouse. Discussion tabled. Mr. Heck inquired with the board about updating the front entrance of the neighborhood, as well as some other small areas around the clubhouse. After some discussion, the Board voted unanimously to increase the landscaping budget and for Mr. Heck to perform the upgrades. It was also noted that the irrigation systems will need some minor repair and preparation for summer operation. Mr. Fain indicated he obtained three (3) estimates for repairing the brick above the retaining wall that leads to the basement. The Board voted unanimously on one proposal. Mr. Fain will get the repairs scheduled.

2. Pool

Mr. Luoma stated he has begun to receive pool applications for this summer. Applications have been posted on the neighborhood websites as well as at the front of the clubhouse. Bids will be obtained for pressure washing the pool deck in the coming weeks. Mr. Heck provided an aerial view of the pool with possible sail locations (attached). A discussion was held and unanimously approved for the placement. Mr. Heck will order the sails and will also perform the installation.

3. Financial

Mr. Greeman provided the monthly financials (attached) and provide commentary. Mr. Greeman informed the board that the insurance premiums are coming due for the neighborhood. Additionally, Mr. Greeman informed the board that as of date, ten (10) residents have failed to pay their annual dues. List of resident are attached.

4. Adjournment

There being no further business, the meeting was adjourned.

Copperfield Neighborhood Association
February-20

	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-21	YTD	Monthly Average	2020 Annual Budget	Remaining Variance
INCOME																
CNA 2020 DUES	\$ 34,891	\$ 68,972											\$ 103,863	\$ 51,932	\$ 108,000	\$ (4,137)
CLUBHOUSE RENTAL	\$ 625	\$ -											\$ 625	\$ 313	\$ 6,000	\$ (5,375)
INTEREST	\$ 4	\$ 8											\$ 12	\$ 6	\$ -	\$ -
Other Income																
TOTAL INCOME	\$ 35,520	\$ 68,980											\$ 104,500	\$ 52,250	\$ 114,000	\$ (9,500)
Expenses																
MORTGAGE (P&I)	\$ -	\$ -											\$ -	\$ -	\$ -	\$ -
PROPERTY TAXES	\$ -	\$ -											\$ -	\$ -	\$ 1,000	\$ (1,000)
PROPERTY & LIABILITY INSURANCE	\$ -	\$ -											\$ -	\$ -	\$ 4,000	\$ (4,000)
UTILITIES																
Electricity	\$ 300	\$ 343											\$ 643	\$ 321	\$ 9,000	\$ (8,357)
Gas	\$ 154	\$ 155											\$ 309	\$ 154	\$ 1,300	\$ (991)
Sewer	\$ -	\$ -											\$ -	\$ -	\$ 11,900	\$ (11,900)
Television / Internet / Phon	\$ 175	\$ 415											\$ 590	\$ 295	\$ 1,800	\$ (1,210)
Water	\$ 230	\$ 220											\$ 450	\$ 225	\$ 10,000	\$ (9,550)
GENERAL REPAIRS	\$ 10,000	\$ 5,980											\$ 15,980	\$ 7,995	\$ 24,000	\$ (6,010)
LANDSCAPING/MOWING	\$ 3,413	\$ -											\$ 3,413	\$ 1,706	\$ 14,000	\$ (10,588)
CLUBHOUSE MANAGEMENT	\$ 500	\$ 1,226											\$ 1,726	\$ 863	\$ 6,000	\$ (4,274)
ASSOCIATION MANAGEMENT	\$ 449	\$ -											\$ 449	\$ 224	\$ 5,000	\$ (4,551)
Transfer To Savings	\$ -	\$ -											\$ -	\$ -	\$ 25,000	\$ (25,000)
SOCIAL EVENTS	\$ -	\$ -											\$ -	\$ -	\$ 1,000	\$ (1,000)
TOTAL EXPENSES	\$ 15,220	\$ 8,348											\$ 23,568	\$ 11,784	\$ 114,000	\$ (90,432)
Profit or Loss	\$ 20,300	\$ 60,632											\$ 80,932			

Budget Total \$ 114,000

CNA - Sail project

Legend
Sail



Google Earth
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100 ft

Outstanding Annual Dues

AKER JAMES & DARLENE	1384 GLENVIEW DR	LEXINGTON, KY 40514
CURRENS TERRY & NORRIE	1289 CORONA DR	LEXINGTON, KY 40514
FLINN TERRY & JANET	1300 COPPER RUN BLVD	LEXINGTON, KY 40514
FISTER WILLIAM & SHA	1328 NEW RIDGE CT	LEXINGTON, KY 40514
HICKS SAM & ORPAH	1385 COPPER CREEK DR	LEXINGTON, KY 40514
HEASLEY GRAHAM & DIANA	1393 CORONA DR	LEXINGTON, KY 40514
COOK SCOTT & WILELIA	1396 COPPER RUN BLVD	LEXINGTON, KY 40514
BAILEY JEFF & SANDRA	1400 GLENVIEW DR	LEXINGTON, KY 40514
SCHOLL LLOY	1457 COPPER GLEN DR	LEXINGTON, KY 40514
CONNALLY MADELYN ROBIN	4404 COPPER WOODS CIR	LEXINGTON, KY 40514