

## **Copperfield Neighborhood Association Board Monthly Meeting Minutes**

Date: Monday, July 13, 2020  
Location: 1336 Copperfield Run Blvd., Lexington, KY  
Start: 7:05 PM EST  
End: 8:27 PM EST

### **Role Call:**

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

### **Others in Attendance:**

Rick Davies	Stephanie Hallman
Jeff Hallman	Jen Bailey
Adrienne Jones	Jessica Short
Eric Underwood	Greg Dixon
Christine Duttlinger	

### **Call to Order**

Tim Geertz called the meeting to order at 7:05 p.m. Mr. Geertz welcomed those in attendance for the first time.

### **1. Complaints**

Mr. Geertz indicated there were several complaints filed this month.

Complaint #1 – The Crocs swim team Board questioned the use of Croc equipment by the PACK swim team this summer. The Pack swim team paid to rent the pool 5 days a week this summer and was utilizing some equipment during practice. Mrs. Jones indicated that the Croc should have been consulted on use of equipment and requested the Crocs be reimbursed \$20 a day (\$800 total) for use of lane lines. Mrs. Jones, Mrs. Bailey and Mrs. Short discussed their concern with the wear and tear of equipment. Mr. Heck stated the Board was unaware the lane lines were owned by the Crocs swim team and it was assumed the Copperfield Swim Club owned them. Mr. Fain inquired about the possibility of the Copperfield Swim Club purchasing the lane lines from the Crocs. All Croc Board members present declined to sell the lines. Mr. Daugherty inquired with the Crocs Board if they would be willing to accept \$400 now and in the event there is excess funds at the end of the pool season, reimbursing the remaining \$400. The Crocs Board indicated this arrangement was acceptable. The Board voted unanimously to approve the discussed financial arrangement.

Complaint #2 – Mr. Geertz indicated that a trailer parked outside a current resident's home has been stationary for some time. It was requested the Board require the resident to remove said trailer. Mr. Geertz stated he will draft a letter requesting such.

Complaint #3 – Mr. Davies was given the floor and proceeded to inform the Board that a resident recently installed an above ground pool. Mr. Davies stated the pool in question is causing a nuisance and he was there on behalf of several neighbors in attempt to find a resolution. Mr. Davies indicated the pool in question was an eye sore and the noise emitting was extremely loud and carried on well past dark. Mr.

Geertz discussed the Deed of Restrictions and former precedent set. Mr. Underwood (pool owner) was given the floor. Mr. Underwood argued the pool is partially in ground as the plot was leveled, resulting in the pool being partially below ground. Mr. Underwood indicated he would be willing to ensure pool noise would end at any time deemed appropriate and agreeable. A discussion was held by the Board on what constitutes a structure as outlined in the Deed of Restrictions. After discussions, the Board decided to reach out to affected neighbors and gauge attitudes towards said pool. A decision was tabled until the next meeting to allow for interviews. Mr. Davies indicated he would provide the Board with resident's names and addresses.

Complaint #4 – A resident requested the Board eliminate commercial solicitations. A discussion was held about possible resolutions. After discussion, the Board decided it would update the CNA website to reflect that no commercial solicitation was be permitted by persons/vendors not residing in the Copperfield neighborhood. Mr. Luoma noted that if solicitors have the required permit, there is nothing the neighborhood can do.

Complaint #5 – A complaint was filed regarding a truck parked long-term in the clubhouse parking lot. Mr. Geertz indicated he would post a letter on said truck giving a set timeframe to have it removed. If not removed, the truck will be towed.

## **2. Facilities**

Mr. Geertz informed the Board that a resident has offered to repaint the wall located between the pool and tennis court. Mr. Heck informed the Board that recently purchased plants have been installed at the main entrance to the neighborhood. Mr. Geertz informed the Board that the city has contacted the CNA and indicated that stop signs were not at the required height. Mr. Heck indicated he would handle the issue. Mr. Geertz also informed the Board there is more work to be done on approval of installing new pillars.

A discussion was held about recruiting new board members as some current members will not be returning next election cycle (September).

## **3. Financial**

Mr. Greeman discussed the current financials (attached).

## **4. Pool**

Mr. Luoma informed the Board that as of date, there are 117 pool members. Mr. Geertz indicated that a new diving board was ordered as the current one was broken. The Board was informed that Emily Ezell volunteered to replace Teri Stein as Copperfield Swim Club treasurer.

## **5. Adjournment**

There being no further business, the meeting was adjourned.

Copperfield Neighborhood Association  
June-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
<b>INCOME</b>																
CNA 2020 DUES	\$ 34,891	\$ 68,972	\$ 7,840	\$ 306	\$ -	\$ -							\$ 112,009	\$ 18,668	\$ 108,000	\$ 4,009
CLUBHOUSE RENTAL	\$ 625	\$ -	\$ -	\$ -	\$ 370	\$ -							\$ 995	\$ 166	\$ 6,000	\$ (5,005)
INTEREST	\$ 4	\$ 8	\$ 7	\$ 4	\$ 4	\$ 3							\$ 30	\$ 5	\$ -	\$ -
Other Income					\$ 2,121											
<b>TOTAL INCOME</b>	\$ 35,520	\$ 68,980	\$ 7,847	\$ 310	\$ 2,495	\$ 3							\$ 113,034	\$ 18,839	\$ 114,000	\$ (966)
<b>Expenses</b>																
MORTGAGE (P&I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -	\$ -	\$ -	\$ -
PROPERTY TAXES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -	\$ -	\$ 1,000	\$ (1,000)
PROPERTY & LIABILITY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -	\$ -	\$ -	\$ -
INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ 4,216	\$ -							\$ 4,216	\$ 703	\$ 4,000	\$ 216
UTILITIES													\$ -	\$ -	\$ -	\$ -
Electricity	\$ 300	\$ 343	\$ 269	\$ 251	\$ 272	\$ 326							\$ -	\$ -	\$ -	\$ -
Gas	\$ 154	\$ 155	\$ 125	\$ 93	\$ 99	\$ 85							\$ 1,761	\$ 293	\$ 9,000	\$ (7,239)
Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ 711	\$ 118	\$ 1,300	\$ (589)
Television / Internet / Phon	\$ 175	\$ 415	\$ 175	\$ 177	\$ 244	\$ 297							\$ -	\$ -	\$ 11,900	\$ (11,900)
Water	\$ 230	\$ 220	\$ 220	\$ 216	\$ 230	\$ 239							\$ 1,483	\$ 247	\$ 1,800	\$ (317)
GENERAL REPAIRS	\$ 10,000	\$ 5,990	\$ 11,596	\$ 6,904	\$ 3,188	\$ 8,658							\$ 1,354	\$ 226	\$ 10,000	\$ (8,646)
LANDSCAPING/MOWING	\$ 3,413	\$ -	\$ 850	\$ -	\$ 1,726	\$ 1,711							\$ 46,336	\$ 7,723	\$ 24,000	\$ 22,336
CLUBHOUSE MANAGEMENT	\$ 500	\$ 1,226	\$ 720	\$ 500	\$ 500	\$ 500							\$ 7,699	\$ 1,283	\$ 14,000	\$ (6,301)
ASSOCIATION MANAGEMENT	\$ 449	\$ -	\$ 100	\$ -	\$ 46	\$ 79							\$ 3,945	\$ 658	\$ 6,000	\$ (2,055)
Transfer To Savings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ 674	\$ 112	\$ 5,000	\$ (4,326)
SOCIAL EVENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -	\$ -	\$ 25,000	\$ (25,000)
<b>TOTAL EXPENSES</b>	\$ 15,220	\$ 8,348	\$ 14,055	\$ 8,141	\$ 10,522	\$ 11,894	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,180	\$ 11,363	\$ 114,000	\$ (45,820)
Profit or Loss	\$ 20,300	\$ 60,632	\$ (6,207)	\$ (7,832)	\$ (8,027)	\$ (11,890)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,855	\$ -	\$ -	\$ (45,820)