

Copperfield Neighborhood Association Board Monthly Meeting Minutes

Date: Tuesday August 11, 2020
Location: 1336 Copperfield Run Blvd., Lexington, KY
Start: 7:55 PM EST
End: 9:35 PM EST

Roll Call:

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

Others in Attendance:

Eric Underwood
Travis Powell

Call to Order

Tim Geertz called the meeting to order at 7:55 p.m.

1. Complaints

Mr. Underwood was given the floor in regards to complaint filed. Mr. Underwood provided documentation/visuals to the board and provided commentary regarding his response to filed complaint. Mr. Underwood and Mr. Powell were dismissed and the Board further discussed the issue. The Board voted unanimously to deny Mr. Underwood's requests. Mr. Geertz indicated he would issue a letter stating such.

2. Pool

Mr. Greeman provided commentary on current Copperfield Swim Club funds. Mr. Geertz informed the Board that PPM (pool management) recently had lifeguards resign and was at risk of not allowing the pool to operate at agreed upon hours. Mr. Geertz informed the Board he was able to locate two (2) lifeguards who were willing to work the two weeks in question. This would allow the pool to remain open at normal hours. Mr. Greeman indicated there were some other potential options in the event the lifeguards did not work out. Mr. Geertz informed the Board that attic fans in the pump room had been replaced. Mr. Greeman inquired with the Board about potentially having a cardboard boat race on Labor Day weekend. The Board voted unanimously to allow.

3. Misc.

A brief discussion was held about which Board members were willing to return for the new year as well as potential new members. Mr. Geertz informed the Board some CNA residents have contacted him to be placed on the ballot for the annual meeting. Mr. Geertz indicated he would like to offer an incentive to CNA residents to attend the annual meeting. The Board voted unanimously to hold a drawing for \$100 off annual dues. In order to win the drawing, the resident must be present at the time of drawing.

4. Facilities

Mr. Geertz informed the Board that a stop sign had to be temporarily removed due to sidewalk work. Mr. Geertz stated the removed stop sign would be reinstalled. Mr. Geertz also indicated that the Pillar project is still in progress.

5. Financials

Mr. Greeman presented the monthly financials (attached).

6. Adjournment

There being no further business, the meeting was adjourned.

Copperfield Neighborhood Association
July-20

| | Jan-20 | Feb-20 | Mar-20 | Apr-20 | May-20 | Jun-20 | Jul-20 | Aug-20 | Sep-20 | Oct-20 | Nov-20 | Dec-20 | YTD | Monthly Average | 2020 Annual Budget | Remaining Variance |
|--------------------------------|-----------|-----------|------------|------------|------------|-------------|------------|--------|--------|--------|--------|--------|------------|-----------------|--------------------|--------------------|
| INCOME | | | | | | | | | | | | | | | | |
| CNA 2020 DUES | \$ 34,891 | \$ 68,972 | \$ 7,840 | \$ 306 | \$ - | \$ - | \$ - | | | | | | \$ 112,009 | \$ 16,001 | \$ 108,000 | \$ 4,009 |
| CLUBHOUSE RENTAL | \$ 625 | \$ - | \$ - | \$ - | \$ 370 | \$ - | \$ - | | | | | | \$ 935 | \$ 142 | \$ 6,000 | \$ (5,065) |
| ENTRANCE | \$ 4 | \$ 0 | \$ 0 | \$ 4 | \$ 4 | \$ 0 | \$ 0 | | | | | | \$ 33 | \$ 5 | \$ - | \$ - |
| Other Income | | | | | \$ 2,121 | | | | | | | | \$ 33 | \$ 5 | \$ - | \$ - |
| TOTAL INCOME | \$ 36,520 | \$ 69,940 | \$ 7,840 | \$ 310 | \$ 2,495 | \$ - | \$ 0 | | | | | | \$ 113,035 | \$ 16,145 | \$ 114,000 | \$ (965) |
| Expenses | | | | | | | | | | | | | | | | |
| MORTGAGE (P&I) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | \$ - | \$ - | \$ - | \$ - |
| PROPERTY TAXES | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | \$ - | \$ - | \$ 1,000 | \$ (1,000) |
| PROPERTY & LIABILITY INSURANCE | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | \$ - | \$ - | \$ - | \$ - |
| UTILITIES | | | | | | | | | | | | | \$ 4,216 | \$ 602 | \$ 4,000 | \$ 216 |
| Electricity | \$ 300 | \$ 343 | \$ 269 | \$ 251 | \$ 272 | \$ 326 | \$ 379 | | | | | | \$ - | \$ - | \$ - | \$ - |
| Gas | \$ 154 | \$ 156 | \$ 125 | \$ 93 | \$ 99 | \$ 85 | \$ 83 | | | | | | \$ 2,140 | \$ 306 | \$ 9,000 | \$ (6,860) |
| Sewer | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,997 | | | | | | \$ 794 | \$ 113 | \$ 1,300 | \$ (506) |
| Television / Internet / Phone | \$ 175 | \$ 415 | \$ 175 | \$ 177 | \$ 244 | \$ 287 | \$ 103 | | | | | | \$ 1,507 | \$ 234 | \$ 11,500 | \$ (9,913) |
| Water | \$ 230 | \$ 220 | \$ 220 | \$ 216 | \$ 230 | \$ 239 | \$ 2,073 | | | | | | \$ 1,595 | \$ 226 | \$ 1,800 | \$ (215) |
| GENERAL REPAIRS | \$ 10,000 | \$ 5,590 | \$ 11,596 | \$ 6,534 | \$ 3,186 | \$ 6,668 | \$ 2,242 | | | | | | \$ 3,427 | \$ 490 | \$ 10,000 | \$ (6,573) |
| LANDSCAPING/MOWING | \$ 3,413 | \$ - | \$ 850 | \$ - | \$ 1,726 | \$ 1,711 | \$ 836 | | | | | | \$ 48,579 | \$ 6,940 | \$ 24,000 | \$ 24,579 |
| CLUBHOUSE MANAGEMENT | \$ 500 | \$ 1,226 | \$ 720 | \$ 500 | \$ 500 | \$ 500 | \$ 549 | | | | | | \$ 8,535 | \$ 1,219 | \$ 14,000 | \$ (5,465) |
| ASSOCIATION MANAGEMENT | \$ 449 | \$ - | \$ 100 | \$ - | \$ 46 | \$ 79 | \$ - | | | | | | \$ 4,494 | \$ 642 | \$ 6,000 | \$ (1,506) |
| Transfer To Savings | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | \$ 674 | \$ 96 | \$ 5,000 | \$ (4,326) |
| SOCIAL EVENTS | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | \$ - | \$ - | \$ 25,000 | \$ (25,000) |
| TOTAL EXPENSES | \$ 15,220 | \$ 0,340 | \$ 14,655 | \$ 8,141 | \$ 10,522 | \$ 11,894 | \$ 8,263 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 75,482 | \$ 10,919 | \$ 114,000 | \$ (37,569) |
| Profit or Loss | \$ 20,300 | \$ 69,600 | \$ (6,207) | \$ (7,832) | \$ (8,027) | \$ (11,893) | \$ (8,249) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 36,505 | \$ 5,226 | \$ - | \$ 36,505 |

Budget Total \$114,000