

Copperfield Neighborhood Association Board Monthly Meeting Minutes

Date: Tuesday, February 11, 2020
Location: 1336 Copperfield Run Blvd., Lexington, KY
Start: 7:34 PM EST
End: 8:35 PM EST

Role Call:

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

Call to Order

Tim Geertz called the meeting to order at 7:46 p.m. Mr. Geertz informed The Board that Rick Davies has resigned from the Board effective immediately.

1. General

Mr. Greeman informed The Board that 60 households have yet to pay annual CNA dues. A second letter was issued to those residents on 02/11/2020. A discussion was held about potential next steps in collecting dues. The Board decided to wait until the next meeting for a final accounting of payment and then proceed with filing liens on delinquent payers.

A discussion was held about which Board members will remain and which will be stepping down in September. The Board will issue a letter and/or email to the neighborhood in March in order to recruit for open Board positions.

2. Facilities

Mr. Geertz informed the board that the CNA facilities were recently cleaned. New outdoor light fixtures were purchase as the current fixtures are in need of replacement. Fixtures will be installed in the near future along with fixing the pool area electrical outlets and electrical outlets located in the pump room. Street signs have been ordered and will be installed in the next couple weeks. Mr. Geertz stated an insurance claim was filed for the street sign that was knocked over by a vehicle. New decking was installed in the pump room.

A discussion was held about additional items that need attention. Items indicated were: replacing the metal fence along the back of the clubhouse, the brick above the retaining wall that leads to the basement needs repaired, replace front windows of clubhouse, and the purchase of a smart thermostat for the clubhouse.

Mr. Greeman informed The Board that the tennis court screen vendor will be out to measure. Mr. Geertz stated that the location where new pillars could be placed currently have utilities under ground. Mr. Geertz is working towards a solution.

2. Pool

A discussion was held about potentially increasing the cost of non-member pool memberships. Discussion tabled. Mr. Heck informed The Board of costs to install sails on the pool deck to replace the current gazebos. The Board voted unanimously to purchase two (2) triangle and two (2) rectangle sails. Mr. Heck indicated he would perform the install.

3. Financial

Mr. Greeman provided the monthly financials (attached) and provide commentary. Mr. Greeman presented a potential 2020 budget. Some minor adjustments were recommended. Updated budget will be presented at March meeting.

4. Adjournment

There being no further business, the meeting was adjourned.

Copperfield Neighborhood Association
January-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												\$ 34,891	\$34,891	\$108,000	\$ (73,109)
CLUBHOUSE RENTAL	\$ 625												\$ 625	\$ 625	\$ 6,000	\$ (5,375)
INTEREST	\$ 4												\$ 4	\$ 4	\$ -	\$ -
Other Income																
TOTAL INCOME	\$ 35,520												\$ 35,520	\$35,520	\$114,000	\$ (78,480)
Expenses																
MORTGAGE (P&I)	\$ -												\$ -	\$ -	\$ -	\$ -
PROPERTY TAXES	\$ -												\$ -	\$ -	\$ 1,000	\$ (1,000)
PROPERTY & LIABILITY INSURANCE	\$ -												\$ -	\$ -	\$ 4,000	\$ (4,000)
UTILITIES																
Electricity	\$ 300												\$ 300	\$ 300	\$ 9,000	\$ (8,700)
Gas	\$ 154												\$ 154	\$ 154	\$ 1,300	\$ (1,146)
Sewer	\$ -												\$ -	\$ -	\$ 11,900	\$ (11,900)
Television / Internet / Phon	\$ 175												\$ 175	\$ 175	\$ 1,800	\$ (1,625)
Water	\$ 230												\$ 230	\$ 230	\$ 10,000	\$ (9,770)
GENERAL REPAIRS	\$ 10,000												\$ 10,000	\$10,000	\$ 24,000	\$ (14,000)
LANDSCAPING/MOWING	\$ 3,413												\$ 3,413	\$ 3,413	\$ 14,000	\$ (10,588)
CLUBHOUSE MANAGEMENT	\$ 500												\$ 500	\$ 500	\$ 6,000	\$ (5,500)
ASSOCIATION MANAGEMENT	\$ 449												\$ 449	\$ 449	\$ 5,000	\$ (4,551)
Transfer To Savings	\$ -												\$ -	\$ -	\$ 25,000	\$ (25,000)
SOCIAL EVENTS	\$ -												\$ -	\$ -	\$ 1,000	\$ (1,000)
TOTAL EXPENSES	\$ 15,220												\$ 15,220	\$15,220	\$114,000	\$ (98,780)
Profit or Loss	\$ 20,300												\$ 20,300			

Budget Total \$ 114,000