

**Copperfield Neighborhood Association Board of Directors Meeting
Monthly Meeting Minutes
Monday, May 14, 2018**

Call to Order

The Copperfield Neighborhood Association Board of Directors Meeting was held at 1336 Copper Run Boulevard, Lexington, Kentucky, on Monday, May 14, 2018. The meeting was convened at 7:05 p.m.

Persons in Attendance

Facilities Manager Tim Geertz, Treasurer Josh Greeman, Secretary Jan Carrico, At Large Warren Anderson, At Large Buddy Whattenbarger, and Social/At Large Robin Kelty.

Others in Attendance

Resident: none

Approval of Minutes

The approval of the May Monthly Meeting Minutes was conducted via email on June 11, 2018.

Business

Club House Remodel Budget: Attached to the minutes. Currently, there is \$3K left for facilities improvements. The Other line item reflects repairs made to the snack shack floor; trim and molding for cabinets and tile; and a couple of pictures. The following needs were discussed: playground fence, roof over second restroom and drywall repair, handicap ramp rail, kitchen backsplash, artwork, microwave shelf and drawer pull installation on kitchen cabinets. The Board approved the purchase of door mats not to exceed \$800, which included a personalized Copperfield door mat for the front entrance.

Neighborhood Yard Sale: The Copperfield Neighborhood Yard Sale will be held Friday and Saturday, May 18-19. An ad was purchased in the Lexington Herald-Leader and the marquee updated with this information on May 14. The CNA President will also send an email to residents.

Financial Report: Attached to the minutes. All CNA 2018 dues have been collected. Monthly expenses are what we expect to see. The General Repairs line item reflects the remodeling expenses. Landscaping expenses for the bushes will be offset by a city grant either for \$500 or in full. New sod at the entrance will be paid for by the city as it will replace grass displaced during their recent construction work. Sprinkler heads at the entrance are not working, so the zones have been turned off. There is a warranty on the sprinkler. Within a month, repairs will be made.

Facilities Update: The Board approved via email on April 28, 2018, the \$500 discount from Su Casa to compensate for the countertop cracks resulting from the faucet and soap dispenser installation. The Board also approved via email on May 12, 2018, a written proposal to Renosys

to wave the \$250/day penalty for non-completion, if Renosys would return to the CNA pool with materials no later than May 21 and continuously remain at the CNA pool site until the two pool membranes are completely installed and in working order, per the contract.

There is currently \$90K balance in the pool account. Renosys has been paid \$17K with \$27K still owed. Brad is owed two payments totaling \$48K for pool repairs necessary for the liner installation. The total payout pending is \$75K. We also need to pay \$10K for water.

Software has been purchased to automate poolside member check-in. A clerical assistant will be paid \$200 to load members' names into the system. A cheap computer will also be purchased for poolside check-in.

The showerheads have been installed in bathrooms. Pending items include power washing the deck and a Pool Cleanup Day, which includes the installation of the gazebo tops.

Swim Team Lane Line Reel: The Board unanimously approved the CNA expense of approximately \$467 to cover one third of a \$1400 expense for a new lane line reel. The other two thirds will be covered out of the Pool and Swim Team accounts. This proposal will be presented to the Swim Team.

Attached to Minutes:

1 Copperfield Neighborhood Association Club House Remodel Budget

2 Financials for CNA

Adjournment

The next meeting will be June 11, 2018, at 7 p.m. at the Clubhouse. The May 14, 2018 meeting was adjourned at 8:30 p.m.

Jan Carrico
Secretary

1 Copperfield Neighborhood Association Club House Remodel Budget

Copperfield Neighborhood Association Club House Remodel Budget

	Budget	Actual Paid	Actual Due	Total Cost	Variance
Dumpster	\$ 200	\$ 200	\$ -	\$ 200	\$ -
Cabinets	\$ 3,000	\$ 2,827	\$ -	\$ 2,827	\$ (173)
Floor	\$ 10,000	\$ 6,008	\$ 6,008	\$ 12,016	\$ 2,016
Paint	\$ 3,000	\$ 2,000	\$ 700	\$ 2,700	\$ (300)
Plumber	\$ 2,000	\$ 280	\$ -	\$ 280	\$ (1,720)
Counter Tops	\$ 8,000	\$ 3,900	\$ 3,159	\$ 7,059	\$ (941)
Cabinet Install	\$ 2,000	\$ 1,427	\$ -	\$ 1,427	\$ (573)
Appliances	\$ 4,000	\$ 2,212	\$ (150)	\$ 2,062	\$ (1,938)
Tables / Chairs	\$ 2,000	\$ 4,125	\$ -	\$ 4,125	\$ 2,125
Faucet	\$ 500	\$ 378	\$ -	\$ 378	\$ (122)
Ceiling Fan	\$ 500	\$ -	\$ -	\$ -	\$ (500)
Oven Outlet / Fans	\$ 500	\$ -	\$ -	\$ -	\$ (500)
Other	\$ 1,000	\$ 1,826	\$ -	\$ 1,826	\$ 826
Total	\$ 36,700	\$ 25,184	\$ 9,717	\$ 34,901	\$ (1,799)

2 Financials for CNA

Copperfield Neighborhood Association
April-18

	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	YTD	Monthly Average	2018 Annual Budget	Remaining Variance
INCOME																
CNA 2018 DUES	\$ 27,250	\$ 64,655	\$ 17,705	\$ -									\$ 109,610	\$ 9,134.15	\$ 108,000	\$ (1,610)
CLUBHOUSE RENTAL	\$ 1,235	\$ 170	\$ 800	\$ 1,615									\$ 3,720	\$ 310.00	\$ 6,000	\$ 2,280
INTEREST	\$ 7	\$ 12	\$ 17	\$ 21									\$ 57	\$ 4.77	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -									\$ -	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 28,492	\$ 64,937	\$ 18,522	\$ 1,636	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113,387	\$ 9,449	\$ 114,000	\$ 670
Expenses																
MORTGAGE (P&I)	\$ -	\$ -	\$ -	\$ -									\$ -	\$ -	\$ -	\$ -
PROPERTY TAXES	\$ -	\$ -	\$ -	\$ -									\$ -	\$ -	\$ 1,000	\$ 1,000
PROPERTY & LIABILITY INSURANCE	\$ -	\$ -	\$ -	\$ -									\$ -	\$ -	\$ 5,100	\$ 5,100
UTILITIES																
Electricity	\$ 435	\$ 432	\$ 351	\$ 386									\$ 1,605	\$ 134	\$ 10,700	\$ 9,096
Gas	\$ 198	\$ 193	\$ 125	\$ 121									\$ 638	\$ 53	\$ 1,100	\$ 462
Sewer	\$ 145	\$ 145	\$ 290	\$ 145									\$ 724	\$ 60	\$ 10,800	\$ 10,076
Television / Internet / Phon	\$ 185	\$ 195	\$ 185	\$ 185									\$ 741	\$ 62	\$ 2,300	\$ 1,559
Water	\$ 198	\$ 198	\$ 194	\$ 198									\$ 789	\$ 66	\$ 10,000	\$ 9,211
GENERAL REPAIRS	\$ 1,243	\$ -	\$ 8,327	\$ 12,744									\$ 22,315	\$ 1,860	\$ 35,000	\$ 12,685
LANDSCAPING/MOWING	\$ 788	\$ 789	\$ 789	\$ 788									\$ 3,154	\$ 263	\$ 12,000	\$ 8,847
CLUBHOUSE MANAGEMENT	\$ 440	\$ 440	\$ 440	\$ 440									\$ 1,760	\$ 147	\$ 7,000	\$ 5,240
ASSOCIATION MANAGEMENT	\$ 685	\$ 275	\$ 360	\$ 211									\$ 1,531	\$ 128	\$ 12,500	\$ 10,969
Transfer To Savings	\$ -	\$ -	\$ -	\$ -									\$ -	\$ -	\$ -	\$ -
SOCIAL EVENTS	\$ -	\$ -	\$ 69	\$ -									\$ 69	\$ 6	\$ 500	\$ 431
TOTAL EXPENSES	\$ 4,318	\$ 2,667	\$ 11,131	\$ 15,219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,324	\$ 2,777	\$ 108,000	\$ 74,676
Earnings/(Loss) Before Upaid HOA Dues	\$ 24,174	\$ 62,180	\$ 7,392	\$ (13,683)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,063	\$ 6,672	\$ 80,063	\$ 6,672
UNPAID HOA Dues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Earnings / Loss	\$ 24,174	\$ 62,180	\$ 7,392	\$ (13,683)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,063	\$ 6,672	\$ 80,063	\$ 6,672

Budget Total \$108,000