**Copperfield Neighborhood Association (CNA) Board of Directors Meeting**

**Monthly Meeting Minutes**

**Monday, February 12, 2018**

**Call to Order**

 The Copperfield Neighborhood Association Board of Directors Meeting was held at 1336 Copper Run Boulevard, Lexington, Kentucky on Monday, February 12, 2018. The meeting convened at 7:01 p.m.

**Persons in Attendance**

President C.A. Post, Treasurer Josh Greeman, Facilities Manager Tim Geertz, Secretary Jan Carrico, At Large Warren Anderson and At Large Buddy Whattenbarger.

**Others in Attendance**

 Resident Jim Woosley, and C. G. Patterson of Carpet One Floor & Home.

**Approval of Minutes**

The approval of the January Monthly Meeting Minutes was conducted via email on February 19.

**Business**

**Property Management Company Idea:** Property Owner Jim Woosley presented to the Board the pros of securing a property management company for the CNA.

**Publication of liens and scofflaws:** One resident still owes for several years of unpaid Annual

Dues. Tim will draft a letter, but he will need to know precisely when each portion of the debt was incurred to calculate interest, which the judge would award.

**Publication of late payment of Annual Dues:** A list of those who have paid will be published in an email to CNA property owners. The email will ask those not listed to make payment.

**Prioritization of projects:** C. G. Patterson with Carpet One presented flooring samples to the Board. C. G. explained the composition of Luxury Vinyl Tile (LVT). He noted 1) the product is cork laminate and almost 100 percent waterproof; 2) the product can scratch (Furniture will need felt pads.); and 3) the product will hold up better than vinyl like linoleum. LVT is replacing laminate in many workplaces and homes.

Per C.G.’s suggestion, the Board agreed to the removal of the tile pads at the doors, so the LVT installation will be level. Installation of LVT in the clubhouse, swim room and vending room is about $12.5K. The Board preferred the grey distressed sample, to be submitted to a decorator for discussion.

**Review of books:** Tim will contact Andrew Dieruf, auditor and CPA, to schedule him at the February Board meeting. The plan is to conduct the audit in June, with the price range of what is to be covered to be presented at the next board meeting. Both CNA and Pool finances will be reviewed.

**Resolution of 1401 Copper Run Boulevard liens:** The liens have been released for 1401 Copper Run Boulevard. The CNA will receive copies. The lien for 1440 Copper Glen was paid and will be released. There are eight pending aged debts still with liens. We can publish lien-holder names as these are a matter of public record, available at the Fayette County Clerk’s office.

**No mailbox at 1325 Corona Drive:** The Board decided to amend the lien to add $150 for the Deed of Restrictions violations for November, December and January. However, the owner has contacted C.A. to request a meeting about this.

**Pool status of March 1 payments:** As of January 31, Tim had received 19 checks, totaling $23,775. The total for the pool renovation is $86,182.82 less two $5,185 installment payments in April/May. Tim expects to have in hand $55K by the pool’s May opening, since pool dues are due May 19. The pool renovation with Diamond Brite costs $86K. The two other quotes were significantly more. We will not renovate the kiddy pool at this time.

Tim said the Pool is $30K short of what is needed. We need 16 people to pay by April 1 and overall 22. He hopes to receive 90-95 percent of the renovation funds by June 1. To bridge the cash flow issue, Tim will investigate a short-term line of credit for $100K, in which case we will only pay for what we borrow. He will also send out another solicitation email for pool memberships, which he and C.A. will review before distribution.

**Miscellaneous:** The Board approved a request from Manuel Reyes Jr., who lives at 1417 Corona Drive, to install a four foot fence. C.A. emailed this request to the Board for review prior to the Board meeting. It was moved the Board approve the four foot fence at 1417 Corona Drive. The motion was seconded, and the Board unanimously approved.

The Board was informed of a metal shed by the garage of a resident. The Board authorized C.A. to notify the homeowner that this is a violation of the Deed Of Restrictions.

There is an upcoming Association Essentials workshop hosted by Billings Law Firm for anyone interested in the health of their HOA on March 24. C.A. has forwarded invitations to the Board and three residents who have asked to be informed of these.

**Facilities project update:** Tim gave an update on quotes for the proposed facilities projects. The snack/vending room quote is $1,350 for the flooring and a new door. This work needs to be completed before the new LVT flooring is installed there.

Tim also provided quotes for the stone pillars for the Copperfield Drive entrance: $2500 each for 30x32 pillars and $3K each for 36x36 pillars. It was decided the Board would put this project hold.

Additionally, a $4,800 quote was given for installed clubhouse kitchen cabinets. The Board decided to keep the tile floor in the kitchen, although the tile pads at the front and back doors will be removed.

Tim will get clubhouse paint colors for the Board’s consideration by the next Monthly Meeting after meeting with an interior decorator.

**Financial Report:** Josh noted the $1,234 expense for removal of the tree under General Repairs. The rest of the budget expenses were standard operating procedure, which represent the budget for 2018.

**Attachment to the Minutes:**

**1 Financials for CNA**

**Adjournment:** The next meeting will be Monday, March 12, 2018, at 7:00 p.m. at the Clubhouse. The February 12, 2018, meeting was adjourned at 9:03 p.m.

***Jan Carrico***

***Secretary***

**1 CNA Financial Report**

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