

**Copperfield Neighborhood Association Board of Directors Meeting
Monthly Meeting Minutes
Monday, June 11, 2018**

Call to Order

The Copperfield Neighborhood Association Board of Directors Meeting was held at 1336 Copper Run Boulevard, Lexington, Kentucky, on Monday, June 11, 2018. The meeting convened at 7 p.m.

Persons in Attendance

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

Others in Attendance

Residents: Eight were present.

Approval of Minutes

Pending: The approval of the June Monthly Meeting Minutes was conducted via email on Tuesday, July 10.

Business

Financial Report: Attached to the minutes. All dues were collected by the end of March. Clubhouse rentals in May netted \$2,600. Property insurance in the amount of \$4,739 was paid in May. Other bills were as expected. Increased expenses for general repairs reflect the following clubhouse renovations: furniture, appliances and last deposit for floor and countertop. Outstanding renovation expenses in the amount of \$900 are for paint and the roof. The roofer will be rescheduled to repair the leak, because the painter will not return until the roof is done.

The Board unanimously approved the purchase of personalized mats to protect the new floors at each entrance, including the snack shack, Croc and lifeguard doors, at a cost of \$179 for the front entrance and \$100 each for the others.

Outstanding bad debt for two individuals with significant age is \$2000-2500.

Social: The CNA Wine Club will be held Wednesday, 13, 2018.

Facilities Update: The following was reported:

- Clubhouse –
 - Roof repairs are pending for the bathroom and ceiling.
 - An exterminator will spray for ants.

- Artwork samples have been reviewed by the Board. Different font options for the Copperfield personalization will be distributed to the Board for consideration.
- Bannister along the handicap access ramp needs to be stabilized.
- One of the new chairs in the dining sets was broken on delivery. A replacement is coming. Another dining set may need to be purchased to accommodate rental parties.
- Pool –
 - New showerheads, curtains and clocks have been purchased for the bathrooms.
 - Two new phones will be purchased: one outside and one reserve.
 - The baby pool is done. It will be filled on Tuesday.
 - Need to purchase a new pool cover.
 - We started filling the large pool this afternoon. Renosys will be done Tuesday. The pool should be open by Thursday or Friday. The CNA will pay for a Pool Party on Saturday, which includes expenses for hot dogs, prizes and the snow cone truck. Tickets for snow cones will be distributed on a first come/first serve basis.
 - The facilities committee will be emailed Tuesday to organize the gazebo set up.
 - Pool passes have been automated. Everything has been loaded into the new software program. A Dell computer was purchased for \$200 for poolside use. A four-digit code will be entered to access pool member name and photo.
 - Membership -
 - Currently, we have 203 households. This year twenty members paid for three years to get one free year. Last year, we had 240. 2018 is a little down from that. We may get more members once the pool opens. One hundred fifteen members are Copperfield residents; 88 are not. This is consistent with the 60/40 split we have seen in the past.
 - Budget – The account balance is \$66,275. We owe PPM \$28,500 for the rest of the year. We also will owe \$8,000-10,000 for water, and need to purchase a pool cover for about \$11,000. This brings us to about \$49,000-50,000 in outstanding pool expenses for the rest of the year. Concrete work in the amount of \$4,340 has been paid. The budget for 2019 is \$67,000 without repairs to the gutters. Estimated income for 2019 is \$85,000. We do have standing water so drain repairs will be needed in the future. Renosys expenses for the liner were less than expected at \$44,485. Due to the delayed pool opening, the Board has received questions about pool membership refunds and Croc reimbursement for rental other pool lanes to have swim practice. This is a complicated issue due to the critical state of the pool liner, requiring immediate repair before this summer, and the limited pool budget which cannot meet current maintenance obligations if refunds and reimbursements are made. It was noted the pool now is good for about 10 years; however, in 10-15 years major renovations will be necessary. It was suggested that the swim club start saving \$5-10K per year for the next 15 years to undertake a full gut.

- On June 17 the Board approved via email a letter to Copperfield Pool Members addressing requests for partial refunds since the pool opening was delayed 19 days.
- Tennis courts –
 - A squeegee will be purchased.
 - Lex-Rooter will be scheduled to unclog the drain.
 - The pool deck and tennis courts will be pressure washed on Tuesday and Wednesday.
 - The fence needs repair.
- Playground –
 - Mulch was put down in May.
 - Kiddy swings were repaired.
 - The playground fence may be enclosed, depending on rental income and available budget.
- Street signs –
 - We are tapped out for 2018, unless rental income becomes available. We may be able to purchase a few for the area close to the Clubhouse. We will price 8-10. In 2019, we can do more. Sign-a-rama priced all at an expense of \$38,000.
- Landscaping –
 - Bushes were pulled and hydrangeas were planted.
 - Once we fix the island sprinkler valves, the front will work again.
- Deck furniture –
 - New furniture is needed. The old clubhouse furniture which was placed outside becomes hot to the touch outdoors. The four tables and chairs will be sold, if possible. In the meantime, they will be moved to the basement.

Questions and Answer Session: The Board opened the floor to questions and comments from those in attendance. The following matters were discussed:

- Questions: Could we recoup fees for the lifeguards since we opened late? We cannot due to the contracted rate for the season.
- It was announced the pool swim team will take photos on Thursday. Question: Would it be possible to take the photo on the pool deck? Yes, the deck should be cleaned by Wednesday night.
- Question: Could the Crocs swim earlier in the day, so the pool could open at 10 a.m. instead of 11 a.m.? The Board will look into changing the hours with PPM. Our contracted rate has the lifeguards starting at 11.
- Question: Can we get bids for the drain work this fall? We could start this project at the end of the pool season, if we have the money.
- Question: Could we have gotten through another summer without a new liner? PPM advised the Board repairs were needed before opening to avoid a failure of the liner during the season, which would have put the pool out of commission.

- Question: Why did the Board select Renosys when the CNA has had previous bad experiences with them? Renosys did work for the current Board last year without issue. We were not informed by the previous Board of past issues.
- Question: Did the Board consider doing repairs in the fall after last year's pool season, or wait until the New Year to solicit bids? The Board looked for bids last fall. We had a low bid of \$50K, which was increased at a later date.

Adjournment: The next meeting will be July 9, 2018, at 7 p.m. at the Clubhouse. The June 11 meeting was adjourned at 8:30 p.m.

Submitted by:

Jan Carrico

Secretary

Attached to Minutes:

1 Financials for CNA

Copperfield Neighborhood Association
May-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	\$ 27,260	\$ 64,655	\$ 17,705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109,610	\$ 9,134.15	\$ 108,000	\$ (1,610)
CLUBHOUSE RENTAL	\$ 1,235	\$ 170	\$ 800	\$ 1,515	\$ 2,686	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,286	\$ 532.17	\$ 6,000	\$ (286)
INTEREST	\$ 7	\$ 12	\$ 17	\$ 21	\$ 19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78	\$ 6.35	\$ -	\$ 78
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 28,492	\$ 64,837	\$ 18,522	\$ 1,536	\$ 2,685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,072	\$ 9,673	\$ 114,000	\$ (1,996)
Expenses																
MORTGAGE (P&I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PROPERTY TAXES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PROPERTY & LIABILITY INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
UTILITIES																
Electricity	\$ 435	\$ 432	\$ 351	\$ 386	\$ 321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,739	\$ 395	\$ 5,100	\$ 361
Gas	\$ 138	\$ 193	\$ 125	\$ 121	\$ 89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,925	\$ 160	\$ 10,700	\$ 8,775
Sewer	\$ 145	\$ 145	\$ 290	\$ 145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 725	\$ 60	\$ 1,100	\$ 375
Television / Internet / Phon	\$ 185	\$ 185	\$ 185	\$ 185	\$ 185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 724	\$ 60	\$ 10,800	\$ 10,076
Water	\$ 198	\$ 198	\$ 194	\$ 198	\$ 207	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 927	\$ 77	\$ 2,300	\$ 1,373
GENERAL REPAIRS	\$ 1,243	\$ -	\$ 8,327	\$ 12,744	\$ 14,052	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 986	\$ 83	\$ 10,000	\$ 9,004
LANDSCAPING/MOWING	\$ 788	\$ 789	\$ 789	\$ 788	\$ 788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,031	\$ 328	\$ 35,000	\$ (1,367)
CLUBHOUSE MANAGEMENT	\$ 440	\$ 440	\$ 440	\$ 440	\$ 440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,942	\$ 328	\$ 12,000	\$ 8,059
ASSOCIATION MANAGEMENT	\$ 685	\$ 275	\$ 360	\$ 211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200	\$ 183	\$ 7,000	\$ 4,800
Transfer To Savings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,531	\$ 128	\$ 12,500	\$ 10,969
SOCIAL EVENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 326	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 4,318	\$ 2,657	\$ 11,131	\$ 15,219	\$ 21,077	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,401	\$ 4,533	\$ 108,000	\$ 53,599
Earnings/(Loss) Before Upaid HOA Dues	\$ 24,174	\$ 62,180	\$ 7,392	\$ (13,683)	\$ (18,392)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,671	\$ 5,139	\$ -	\$ -
UNPAID HOA Dues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Earnings / Loss	\$ 24,174	\$ 62,180	\$ 7,392	\$ (13,683)	\$ (18,392)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,671	\$ 5,139	\$ -	\$ -
Budget Total																
\$ 108,000																