

Copperfield Neighborhood Association Board Monthly Meeting Minutes

Date: Tuesday, July 9, 2019
Location: 1336 Copper Run Blvd., Lexington, KY
Start: 7:07 PM EST
End: 7:49 PM EST

Role Call:

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

Call to Order

Rick Davies called the meeting to order at 7:07 p.m. Mr. Davies welcomed everyone to the meeting.

1. Clubhouse

Mr. Geertz indicated that currently there are no scheduled repairs and/or upgrades planned for the clubhouse. Mr. Geertz asked those in attendance if any repairs and/or upgrades were needed. No items were identified. Mr. Geertz indicated a Copperfield resident inquired about purchasing one of the old street signs. It was determined that if the old street sign could be located, the board would make available. A discussion was held about creating a new CNA Facebook account. There is a CNA activities Facebook account, but doesn't appear to be one for CNA alone.

A discussion was held about upcoming board elections. One option discussed was emailing CNA residents and attaching a ballot. Future discussions will occur at the next meeting.

2. Pool/grounds

Mr. Geertz stated that a new email account has been created for the pool. Email addresses for all pool members have been added and this will allow the Copperfield Swim Club to send email blast to members. Mr. Geertz stated that pool hours will change the week of July 15. This is due to Crocs swim team season finishing.

Mr. Geertz indicated that the breaker box in the pump room was failing and has been replaced. The underwater pool lights are still non-operational but will be addressed once pool season has ended. Mr. Luoma indicated he would look to purchase new gate hardware for the main pool gate and playground gate. A discussion was held about how to increase productivity and accountability by PPM Lifeguards.

3. Financial

Mr. Greeman provided commentary on the updated financials (attached). Mr. Greeman indicated that rental income was accidentally left off the financial sheet.

4. Q&A:

No questions were presented.

5. Adjournment: There being no further business, the meeting was adjourned

Copperfield Neighborhood Association
June-19

	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	YTD	Monthly Average	2019 Annual Budget	Remaining Variance
INCOME																
CNA 2019 DUES	\$ 47,259	\$ 46,168	\$ 13,610	\$ 4,502	\$ 767	\$ -							\$ 112,306	\$ 18,718	\$ 108,000	\$ 4,306
CLUBHOUSE RENTAL	\$ 1,350	\$ 500	\$ 500	\$ 1,675	\$ 1,059	\$ -							\$ 5,084	\$ 847	\$ 8,000	\$ (2,916)
INTEREST	\$ 14	\$ 19	\$ 27	\$ 25	\$ 22	\$ 20							\$ 128	\$ 21	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 48,623	\$ 46,687	\$ 14,138	\$ 6,202	\$ 1,804	\$ 20							\$ 117,518	\$ 19,586	\$ 116,000	\$ 1,518
Expenses																
MORTGAGE (P&I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -	\$ -	\$ -	\$ -
PROPERTY TAXES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -	\$ -	\$ 1,000	\$ (1,000)
PROPERTY & LIABILITY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -	\$ -	\$ -	\$ -
INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ 3,992	\$ -							\$ 3,992	\$ 865	\$ 5,000	\$ (1,008)
UTILITIES													\$ -	\$ -	\$ -	\$ -
Electricity	\$ 405	\$ 308	\$ 325	\$ 257	\$ 247	\$ 439							\$ 1,982	\$ 330	\$ 8,000	\$ (6,018)
Gas	\$ 167	\$ 190	\$ 159	\$ 98	\$ 82	\$ 77							\$ 773	\$ 129	\$ 1,400	\$ (627)
Sewer	\$ -	\$ -	\$ 318	\$ 212	\$ 193	\$ 2,749							\$ 3,472	\$ 579	\$ 10,000	\$ (6,528)
Television / Internet / Phon	\$ -	\$ 294	\$ -	\$ 205	\$ 276	\$ 278							\$ 1,052	\$ 175	\$ 2,300	\$ (1,248)
Water	\$ 465	\$ 8	\$ 240	\$ 236	\$ 225	\$ 1,903							\$ 3,077	\$ 513	\$ 8,000	\$ (4,923)
GENERAL REPAIRS	\$ 8,517	\$ 10,547	\$ 4,625	\$ 19,325	\$ 4,558	\$ 451							\$ 48,024	\$ 8,004	\$ 38,000	\$ 10,024
LANDSCAPING/MOWING	\$ 1,720	\$ -	\$ 2,982	\$ 836	\$ 1,036	\$ -							\$ 6,574	\$ 1,096	\$ 12,000	\$ (5,426)
CLUBHOUSE MANAGEMENT	\$ 440	\$ 440	\$ 658	\$ 648	\$ 500	\$ 500							\$ 3,187	\$ 531	\$ 7,000	\$ (3,813)
ASSOCIATION MANAGEMENT	\$ 647	\$ 85	\$ 500	\$ 2,571	\$ 61	\$ 37							\$ 3,900	\$ 650	\$ 5,000	\$ (1,100)
Transfer To Savings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -	\$ -	\$ 10,000	\$ (10,000)
SOCIAL EVENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -	\$ -	\$ 600	\$ (600)
TOTAL EXPENSES	\$ 12,360	\$ 11,872	\$ 9,808	\$ 24,388	\$ 11,170	\$ 6,434							\$ 76,034	\$ 12,672	\$ 109,300	\$ (32,266)
Profit or Loss	\$ 36,263	\$ 34,815	\$ 4,330	\$ (18,186)	\$ (9,366)	\$ (6,415)							\$ 41,485			

Budget Total \$108,300