

## **Copperfield Neighborhood Association Board Monthly Meeting Minutes**

Date: Tuesday, May 14, 2019  
Location: 1336 Copper Run Blvd., Lexington, KY  
Start: 7:00 PM EST  
End: 8:24 PM EST

### **Role Call:**

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

### **Absent**

Buddy Whattenbarger, At-Large  
Jason Heck, At-Large

### **Call to Order**

Rick Davies called the meeting to order at 7:00 p.m. Mr. Davies welcomed everyone to the meeting.

### **1. Unpaid CNA Dues**

Mr. Greeman indicated that as of date, there are two liens that remain in place for CNA dues. Mr. Davies indicated one of the liens is a foreclosed property that been purchased. The CNA should be receiving a request from the title company to pay off the existing lien.

### **2. Financial**

Updated financials were provided (attached). Mr. Greeman presented the updated lease agreement for renting of the clubhouse. New agreement reflects the change to deposit requirements and the option of renting the basement.

### **3. Pool/grounds**

Mr. Geertz provided an update of the pool and clubhouse. Clubhouse updates include: New front doors installed and painted; new windows installed on back of clubhouse; snack shack ceiling has been painted; basement trim has been painted; new artwork has been ordered for the basement; and a new flag has been purchased for the flagpole.

Pool updates include: Outdoor restroom floors have been painted; additional restroom touch-ups completed; the outdoor restrooms will be cleaned prior to pool opening; changing tables have been installed in both outdoor restrooms; new baseboards installed in outdoor restrooms; the main pool deck has been pressure washed; a new pump for the baby has been purchased; new toys purchased for baby pool; flowers will be purchased and planted for pool; new cornhole boards will be purchased; and a leaf blower will be purchased.

### **4. Miscellaneous**

Mr. Greeman commented on the installation of stops signs located at Copper Run Blvd and Copperfield Dr.

### **5. Q&A:**

No questions were presented.

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

Copperfield Neighborhood Association  
April-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
<b>INCOME</b>																
CNA 2019 DUES	\$ 47,259	\$ 46,168	\$ 13,610	\$ 4,502									\$ 111,539	\$ 27,885	\$ 108,000	\$ 3,539
CLUBHOUSE RENTAL	\$ 1,350	\$ 500	\$ 500	\$ 1,675									\$ 4,025	\$ 1,006	\$ 8,000	\$ (3,975)
INTEREST	\$ 14	\$ 19	\$ 27	\$ 25									\$ 86	\$ 21	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -									\$ -	\$ -	\$ -	\$ -
<b>TOTAL INCOME</b>	\$ 48,623	\$ 46,667	\$ 14,138	\$ 6,202									\$ 115,650	\$ 28,912	\$ 116,000	\$ (350)
<b>Expenses</b>																
MORTGAGE (P&I)	\$ -	\$ -	\$ -	\$ -									\$ -	\$ -	\$ -	\$ -
PROPERTY TAXES	\$ -	\$ -	\$ -	\$ -									\$ -	\$ -	\$ 1,000	\$ (1,000)
PROPERTY & LIABILITY INSURANCE	\$ -	\$ -	\$ -	\$ -									\$ -	\$ -	\$ 5,000	\$ (5,000)
UTILITIES																
Electricity	\$ 405	\$ 308	\$ 325	\$ 257									\$ -	\$ -	\$ -	\$ -
Gas	\$ 167	\$ 190	\$ 159	\$ 98									\$ 1,295	\$ 324	\$ 8,000	\$ (6,705)
Sewer	\$ -	\$ -	\$ 318	\$ 212									\$ 614	\$ 153	\$ 1,400	\$ (786)
Television / Internet / Phon	\$ -	\$ 294	\$ -	\$ 205									\$ 531	\$ 133	\$ 10,000	\$ (9,469)
Water	\$ 465	\$ 8	\$ 240	\$ 236									\$ 949	\$ 125	\$ 2,300	\$ (1,801)
GENERAL REPAIRS	\$ 8,517	\$ 10,547	\$ 4,625	\$ 19,325									\$ 43,015	\$ 10,754	\$ 38,000	\$ 5,015
LANDSCAPING/MOWING	\$ 1,720	\$ -	\$ 2,982	\$ 836									\$ 5,538	\$ 1,365	\$ 12,000	\$ (6,462)
CLUBHOUSE MANAGEMENT	\$ 440	\$ 440	\$ 658	\$ 648									\$ 2,187	\$ 547	\$ 7,000	\$ (4,813)
ASSOCIATION MANAGEMENT																
Transfer To Savings	\$ 647	\$ 85	\$ 500	\$ 2,571									\$ 3,802	\$ 951	\$ 5,000	\$ (1,198)
SOCIAL EVENTS	\$ -	\$ -	\$ -	\$ -									\$ -	\$ -	\$ 10,000	\$ (10,000)
<b>TOTAL EXPENSES</b>	\$ 12,360	\$ 11,872	\$ 9,808	\$ 24,388									\$ 56,429	\$ 14,607	\$ 108,300	\$ (49,871)
Profit or Loss	\$ 36,263	\$ 34,815	\$ 4,330	\$ (18,186)									\$ 57,221			

Budget Total \$108,300