

**Copperfield Neighborhood Association Board**  
**September 12, 2022 - Annual Meeting Minutes**

**Current Board Members Present:**

Josh Fain  
Mark Yates  
Jeff Luoma  
Eddy Demarcus

Tammy Walters – Property Management; Stacy Salyer – Clubhouse Manager

The Meeting was called to order at 7:00 p.m.

President Eddy DeMarcus introduced current board members in guest speaker, Councilmember Whitney Baxter, who discussed property taxes, crime, etc.

**Agenda**

Mr. DeMarcus introduced himself and covered the agenda for the evening.

**Current CNA Board**

Mr. DeMarcus introduced all board members in attendance.

**A Year in Review**

- Facilities Updates were presented as follows:
  - New security system, power washed tennis courts, pickleball lines on tennis courts, new foosball table, new mulch on playground, tennis court fence repairs, irrigation system repairs, removal of dead trees and updated front entrance landscaping
  - Introduction of Property Manager, Tammy Walters, and presentation of her duties
  - Update regarding outdoor restrooms
  - Recognition of 2022 Crocs swim team
  - Information regarding street tree replacement
  - Safety discussion, including information from a representative of the LFUCG Division of Police
  - Accounts Receivable update – only two accounts are overdue
- Pool Updates
  - Completely resealed main piping, fixing leaks
  - New gazebos
  - New main pump
  - Reseal freshwater pit
  - New pool lights
  - New deck furniture and storage
  - Ongoing litigation update

**Financials**

Mr. DeMarcus presented the financials using the presentation, but clearer copies are attached.

**Elections**

Mr. DeMarcus presented the ballot and those in attendance were given the opportunity to introduce themselves. All members were instructed to vote for up to seven (7) candidates. Ballots were collected and tallied.

TELLERS' REPORT

Number of Votes Cast.....	46
Mr. DeMarcus received .....	33
Mr. Fain received .....	31
Mr. Yates received .....	33
Mr. McKenzie received.....	23
Mr. Daugherty received.....	26
Mr. Corum received.....	34
Mr. Ezell received.....	22
Mr. Post received .....	24
Invalid votes .....	0

Note: There were three write-in candidates who received one vote each.

Thus, Eddy DeMarcus, Josh Fain, Mark Yates, Travis McKenzie, Clifton Daugherty, Tripp Corum and CA Post were elected to the board to serve a one-year term.

**Next Year's Plans**

- Facilities updates were presented as follows: Replace removed trees, re-key clubhouse, new windows on front of clubhouse, more beautification landscape at clubhouse and rear island, acoustic panels for clubhouse, new lights for flagpole
- Pool updates were presented as follows: Save for major pool renovation, determine new shade options

**Adjournment**

Mr. DeMarcus thanked everyone for attending.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Tamara Walters, Property Manager

# Copperfield Neighborhood Association

## Profit and Loss

January 1 - September 11, 2022

	TOTAL
Income	
Clubhouse Rental Fees	8,300.00
Dues	108,351.84
Pool Pass Fees	119,044.18
Unapplied Cash Payment Income	3.87
<b>Total Income</b>	<b>\$235,699.89</b>
GROSS PROFIT	<b>\$235,699.89</b>
Expenses	
Association Management	9,200.00
Clubhouse Management	3,500.00
General business expenses	
Bank fees & service charges	15.00
<b>Total General business expenses</b>	<b>15.00</b>
General Repairs	23,627.88
Insurance	
Business insurance	4,896.83
<b>Total Insurance</b>	<b>4,896.83</b>
Landscaping/Mowing	15,999.20
Legal & accounting services	
Accounting fees	500.00
Legal Fees	468.75
<b>Total Legal &amp; accounting services</b>	<b>968.75</b>
Office expenses	
Software & apps	74.19
<b>Total Office expenses</b>	<b>74.19</b>
Pool Operations	131,436.33
Social Activities	1,414.29
Taxes paid	15.00
Utilities	
Electricity	4,831.37
Gas	1,471.50
Internet & TV services	2,561.87
Sewer	2,425.65
Water	9,050.06
<b>Total Utilities</b>	<b>20,340.45</b>
Web Hosting	119.40
<b>Total Expenses</b>	<b>\$211,607.32</b>
NET OPERATING INCOME	<b>\$24,092.57</b>
Other Income	
Interest earned	81.09

# Copperfield Neighborhood Association

## Profit and Loss

January 1 - September 11, 2022

	TOTAL
Late Fees	350.00
<b>Total Other Income</b>	<b>\$431.09</b>
NET OTHER INCOME	<b>\$431.09</b>
NET INCOME	<b>\$24,523.66</b>

# Copperfield Neighborhood Association

## Balance Sheet

As of September 11, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
CNA - CHECKING	93,048.81
CNA - SAVINGS	75,214.11
SWIM CLUB - CHECKING	10,082.93
SWIM CLUB - SAVINGS	5,771.05
<b>Total Bank Accounts</b>	<b>\$184,116.90</b>
Accounts Receivable	
Accounts receivable (A/R)	1,488.13
<b>Total Accounts Receivable</b>	<b>\$1,488.13</b>
<b>Total Current Assets</b>	<b>\$185,605.03</b>
<b>TOTAL ASSETS</b>	<b>\$185,605.03</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	781.59
<b>Total Accounts Payable</b>	<b>\$781.59</b>
<b>Total Current Liabilities</b>	<b>\$781.59</b>
<b>Total Liabilities</b>	<b>\$781.59</b>
Equity	
Opening balance equity	159,593.24
Retained Earnings	0.00
Net Income	25,230.20
<b>Total Equity</b>	<b>\$184,823.44</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$185,605.03</b>