**Copperfield Neighborhood Association Board**

**November 1, 2022, Meeting Minutes**

**Present:**

Eddy Demarcus – on phone

Josh Fain

Mark Yates

Clifton Daugherty

Travis McKenzie

CA Post

Absent - Tripp Corum

Tammy Walters – Property Management

**Business via Email Prior to Meeting**

Some business was conducted by email prior subsequent to the board meeting of October 11, 2022, but prior to November 1.

*Tree Trimming*

On Tuesday, October 18, Mark Yates proposed an additional $600 to be paid to Big Beaver Tree Service as they were removing trees from the playground.  This was to remove limbs on three pear trees on Corona Drive hanging over the tennis courts.  The measure passed as recorded in emails of 2022-10-18.

5 For, 2 abstentions.

*Window Replacement*

On Wednesday, October 26, Tammy Walters of The Community Association Team, our property management company, presented a proposal for $440 for Window World to add colonial grids to the eight windows of the Clubhouse in addition to their bid that was accepted at the October board meeting.  That brings the total estimate from $6,287 to $6,727.  The measure passed as recorded in emails of 2022-10-26, 27 and 29.

6 For, 1 abstention.

*Tree Replacements*

On Monday, October 31, Josh Fain proposed accepting a bid for work for the tree replacements between 1413 Corona Drive and the tennis courts.  $2500, approved by the board at the October board meeting, would be increased to $2,628.80 for Nature’s Solutions to plant trees approved by the board.  This measure passed as recorded in emails of 2022-10-31.

6 For, 1 abstention.

*Pool Management*

Also, on Monday, October 31, Josh Fain proposed accepting Lexington Pools’ bid for the care of the pool, as the contract with Bluegrass Pool Management needed resolution before November 1, 2022.  The contract, available in email of October 27, 2022, from facilities manager, Mark Yates, was accepted by votes recorded in emails of 2022-10-31.  Mr. Fain sent a letter of non-renewal notification to Bluegrass Pools upon acceptance of LP’s contract acceptance, available in email of 2022-10-31.

Unanimous For

Today’s Meeting was called to order at 8:07 p.m. A quorum was present.

**Minutes**

*September Minutes*

Upon motion duly made, seconded and carried unanimously, it was:

RESOLVED, that the September board meetings were approved.

*October Minutes*

Upon motion duly made, seconded and carried unanimously, it was:

RESOLVED, that the October board meetings were approved.

**Homeowner Forum**

No guests in attendance.

1. **Social Committee – No committee members in attendance**
	1. **Christmas Lights**

Mr. Yates is continuing to obtain estimates for Christmas Light installation.

* 1. **Event Clean-up**

Clubhouse Manager has requested that clean-up takes place after all social events.

1. **Association Management**

Mrs. Walters provided her report to the board and discussed mailing of 2023 invoices. Invoices will be sent late December, dated January 1 and due February 1.

1. **Treasurer’s Report**

Mrs. Walters provided the Treasurer’s Report and all questions were answered. She also provided a detailed list of pool expenses.

1. **Facilities Report**
	1. Pool Management

Board determined to discontinue relationship with Bluegrass Aquatics and decided to move forward with Lexington Pools.

Board will need to move forward with the loan from the neighborhood association to the swim club in order to cover final closing costs and costs to reopen in the spring.

* 1. Chemicals for Pool

Mr. Yates reported that approximately 50 gallons of chlorine will be dumped in the pool tomorrow.

* 1. Winterization

Mr. Yates has scheduled sprinkler system and pool restroom winterization.

* 1. Landscaping

Mr. Yates reported that everything was complete cut back without authorization.

* 1. LexServ Credit

Mr. Yates will follow up with LFUCG to work to receive the credit.

1. **Old Business**
	1. Dye Landscaping Project

Project was previously approved and will start this week.

* 1. Clubhouse Window Replacement

Mrs. Walters secured check for down payment and will send to Window World.

* 1. Re-key Clubhouse Estimate

This is tabled and will be discussed with the neighborhood walkthrough.

* 1. Street Tree – Approved List

Mr. Fain provided the list to the board of directors for review. The Deed Restriction Guidance document states that street trees shall be maintained in accordance with the city’s guidelines and that the board will provide the list of street tree options.

Upon motion duly made, seconded and carried with five votes for and one vote against, it was:

RESOLVED, that the street tree list will be posted as drafted.

Mr. Fain will send an email to the association regarding the information for street trees, leaves and future meeting dates.

* 1. Neighborhood Walking Tour

Will re-schedule via outside communication.

1. **New Business**
	1. Leaf Collection

The city will not be providing leaf vacuum services this year and

The next Board meeting will be December 13 at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:23 p.m.

Respectfully submitted

CA Post, Secretary and

Tamara Walters, Property Manager