

Copperfield Neighborhood Association Board
May 9, 2023, Board Meeting Minutes

Present:

Josh Fain
Tripp Corum
Clifton Daugherty
Tammy Walters – Property Management

Mark Yates
Travis McKenzie
Eddy Demarcus

Absent:

CA Post

Minutes:

Tammy Walters

Motions via email prior to meeting:

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the board approves purchase of a new grill at a cost of \$298.

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the board approves a refund of one pool membership.

The May board meeting was called to order at 8:00 p.m. A quorum was present.

Minutes

April Minutes

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the April board meeting minutes were approved.

Homeowner Forum/Resident Concerns

No members in attendance other than Dan Stone (Facilities) and Social Committee members.

1. Social Committee – Jennifer Perry and Erin O’Brian

- Ladies Night – Will schedule when available.
- End of School Bash – Moving to June 10. Would like to have a dive-in that night and would like for the board to request that the lifeguards to stay late that night. Games and activities to begin at 7:30 and movie to begin at 8:30.

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the board approves up to \$1,400 for the purchase of a PA system before May 31 and to be paid with neighborhood funds.

- Adult Trivia – June 30

- Food Trucks – There are only five dates to fill this summer.
- Holiday Bizarre – No one recalls the history, so no action at this time.
- Fourth of July – Some of the social committee members will not be in town, but the committee will organize the event in advance with volunteers to execute the games, etc.
- Cones – The committee needs cones to block off the food trucks. The board will check the basement when it's cleaned out.

2. Treasurer's Report

Mrs. Walters provided the current Profit and Loss Statement.

3. Pool

a. Memberships

There have been 251 applications approved so far this year.

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

RESOLVED, that the board will discontinue memberships for out-of-neighborhood requests and add those requests to a waitlist in order to allow neighborhood residents the opportunity to reach a cap of 275 through May 24.

b. Pool Opening

- Meter - Mr. Yates took the initial meter reading for the sewer fee credit.
- Facilities - Mr. Yates reported that the pool and restrooms have been cleaned, repaired and inspected.
- Inspections - Mr. Yates reported that the pool company has performed inspections and will be ready to go with any items as needed.
- Lights in Pool – The pool company recommended keeping a mixture of regular and LED lights versus all LED as swimmers do not like all LED due to brightness.
- Electric – Mr. Yates coordinated with Walker Electric and pool company to ensure safety.
- Sump Pump – Mr. Yates reported that a new pump is needed because it was clogged and burned out. The electrical work will be re-worked.

c. Basement Cleanout

The board decided to schedule the cleanout on Sunday, May 21 at 1:00 pm.

d. Chairs and Tables

Many of the tables and chairs need to be replaced.

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

RESOLVED, that the board approves an expenditure of no more than \$2,500 for five new tables and sixteen new chairs for the pool.

e. Signage

The board has reviewed the mock-ups for new signage.

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the board approves an expenditure of no more than \$4,900 for all new signage for clubhouse and pool, including installation, to be split between the pool and clubhouse as appropriate.

f. Outdoor Kitchen

The wood needs to be removed from the large table and replaced with tile and the grill needs to be replaced. Mr. Demarcus will price a new grill. Mr. Stone will get an estimate to have the table tiled.

4. Old Business

a. Landscape

- Irrigation has been turned on by Acacia Irrigation.
- Mr. Yates reported that he is pleased with the work Sharp Lawn has performed so far. He noted that, so far, they have only mowed and have not picked up limbs or cleaned up leaves. Screen clean-up will happen next week and that should be resolved.

b. Blinds

All blinds had to be removed from the windows when they were replaced.

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the board approves an expenditure of no more than \$2,600 for new blinds for the clubhouse windows.

c. Electrical Work

Mr. Yates obtained an estimate for electrical work for installation of new lighting replacement of outlets, fixtures and light switches.

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the board approves an expenditure of no more than \$5,000 for new light fixtures, installation and additional electrical work.

d. Clubhouse Driveway and Parking Lot

Mr. Yates reported that it has been a few years since the pavement has sealed. He provided two estimates for the work.

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the board approves an expenditure of no more than \$3,800 for cleaning and sealing asphalt on parking lot and front driveway.

e. Handrail – Back Ramp

Mr. Yates provided an estimate for replacement of the handrail on the rear of the clubhouse.

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the board approves an expenditure of no more than \$3,758 to replace the handrail on the ramp on the back of the clubhouse.

f. Painting

The board has obtained three estimates for painting the interior of the clubhouse.

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the board will utilize SMC Custom Painting at a rate of no more than \$10,000 to paint the interior of the clubhouse.

g. Telecom/Tech Update

Mrs. Walters cancelled DirecTV per the board's request and will let Stacy know that renters should use their own online service.

h. Lock Replacement

Mr. McKenzie reported that new locks work; however, they are too simplistic for what is needed.

i. Neighborhood Website

Mr. Fain has been unable to reach Blue One Communications to obtain the domain name transfer.

j. Swing Set

Mr. Demarcus has stated that the company he was researching may not be the best solution; however, there have been reports of safety concerns with the existing seats and chains. Those will be replaced with extra swings that are in storage.

k. Roof Insurance Claim

Mr. Fain has been working with insurance company and claims division regarding this issue.

5. New Business

a. Deep Clean – On hold until all projects are complete.

The next Board meeting will be held on June 9, 2023 at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 10:01 p.m.

Respectfully submitted,
Tamara Walters, Property Manager