

**Copperfield Neighborhood Association Board**  
**March 14, 2023, Board Meeting Minutes**

**Present:**

Josh Fain	Eddy Demarcus
Tripp Corum	CA Post (left at 10:15 pm)
Clifton Daugherty	Mark Yates
Travis McKenzie	
Tammy Walters – Property Management	

**Minutes:**

CA Post and Tammy Walters

**Motions via email prior to meeting**

1. On February 22, president Josh Fain requested an urgent vote for the Crocs regarding adding a fourth swim meet for the upcoming season. The Crocs needed an answer that day. The measure passed unanimously.
2. On March 4, Mr. Post noted a tree down on private property at 1301 Copper Run Boulevard that extended past the sidewalk of Clays Mill Road. On March 8, Mr. Yates got a bid for removal of said tree. Assumed to be a motion to remove the tree, this measure passed with four votes Yes, one No, and two abstentions.

**The March board meeting was called to order at 7:34 p.m. A quorum was present.**

**Pool Operations – Todd Slusher, Lexington Pools**

**Pool Rules**

- There are state regulations that must be followed, then there are neighborhood rules that could then be enforced.
  - No glass on pool deck – This is a state rule.
  - Diving board etiquette – The board should make these decisions and then let Mr. Slusher know so it can be managed. There is no state rule and the neighborhood can decide.
  - Lap lanes – Mr. Slusher stated that most pools keep one lap lane open at all times.

**Opening the Pool**

- If there are any issues, obtaining parts will be difficult due to supply chain issues. Once the water is on, there are several items Lexington Pools (LP) can test.
- Weather pending, LP will begin work the week of May 8 and will drain the pool, pressure wash everything, start filling the pool and performing routine maintenance.
- If pool is full at the end of that week, that will allow a full week of operation prior to May 22.
- The HOA will need to turn the water on/provide plumber information, provide access to the chairs. Lexington Pools will pressure wash deck and chairs.

- If chairs need to be re-strapped, LP does not do this due to the strenuous/tedious process. Purchasing chairs should take place at the end of the season. Also, due to the labor cost, new chairs cost very little more than restrapping.
- Mr. Slusher will look for a vacuum for the pool. Vacuum options run \$4000-\$4800. The HOA has an autovac but is not operable. He will send quotes for new and will also take the inoperable unit to see if it can be repaired.
- Mr. Yates asked for a full deck inspection, to include lifeguard chairs, etc. for safety. Mr. Demarcus added a request to check the baby pool drain.
- Mr. Slusher has been hiring, but doesn't have anyone who has specifically requested to work at Copperfield. LP trains all lifeguards. The HOA will send an email blast and post on social media.
- HOA needs to make sure that there's a phone for 911 calls. Mr. Slusher said most pools use a dedicated 911 line rather than a regular phone to avoid patrons using the phone for other calls.
- Mr. Slusher will obtain quotes for a new pool cover. According to Swim Pro, the warranty on the cover was voided and the cover is not repairable. A new one should be ordered in June/July to have it in time for the pool to close.
- Mr. Fain clarified the initial payment amount for the Lexington Pool contract. The amount is \$5,000 due by April 1 and \$5,000 due by May 1.
- Rules are going to be updated because they are included in the sign-up process. Mr. Slusher will review those for the HOA so the expectation will be clear up front.

## **Minutes**

### *February Minutes*

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

## **Homeowner Forum**

### **Dan Stone**

Mr. Stone was in attendance for pool operations discussion.

## **1. Social Committee – Jennifer Perry**

### **Upcoming Events**

- March 15 – Ladies Club at 7:30
- March 25 at noon – Easter Egg Hunt
- Neighborhood Yard Sale

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the Neighborhood Yard Sale will be held on May 19 and 20.

- June 3 – End of School Bash
- Dive-in Nights – Social committee would like to hold these this summer and only need a PA system. Mr. Demarcus will assist.
  - Lifeguards will stay extra hours upon 1-2 weeks advance notice.
- August 12 – Back To School event/could be dive-in.
- October – Halloween Spooktacular

- December – Holiday event with Santa

Concern for the noise level inside the Clubhouse was expressed. The board is waiting on the vendor to provide final details regarding acoustic panels for the Clubhouse.

## **Pool Discussion**

### **a. Rates**

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the following rates are set for the 2023 pool season.

Single Adult – Resident: \$375  
 Single Adult – Non-resident: \$450  
 Two Adults – Resident: \$475  
 Two Adults – Non-resident: \$550  
 Family – Resident: \$575  
 Family – Non-resident: \$650

Babysitter pass - \$20

All Adult/Family rates have the option for a \$50 discount if membership if paid by April 15.

**b. Number of Memberships** – The board will cap this at 275 to avoid overcrowding.

### **c. Pool Rules**

The board discussed the following:

- Inflatables – Mr. Slusher stated that no other pools that he manages allow inflatables.  
 Upon motion duly made, seconded and carried unanimously, it was  
RESOLVED that no inflatables will be allowed.
- Pool rope – Rope separating the shallow and deep end must be replaced. Mr. Yates will get pricing from Swim Pro.
- Lap lane  
 Upon motion duly made, seconded and carried unanimously, it was  
RESOLVED that a lap lane be made available upon request Monday through 3:00 pm on Friday.
- Swim coaches  
 Upon motion duly made, seconded and carried unanimously, it was  
RESOLVED that swim coaches will receive a single free membership.  
  
 Upon motion duly made, seconded and carried unanimously, it was  
RESOLVED that swim coaches can only offer lessons to members or  
Crocs - Monday through 3:00 pm on Friday.
- Basketball goal  
 Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED that only Nerf or “squishy” balls can be used in the pool.

- **Diving board area**  
Upon motion duly made, seconded and carried unanimously, it was RESOLVED that a rule be established that divers cannot swim back toward the diving board, but instead must exit to a ladder or the shallow end.

Upon motion duly made, seconded and carried unanimously, it was RESOLVED, that a rule be established that swimmers cannot jump in from diving board end of the pool except from the diving board.

## **2. Old Business**

### **a. Mailbox and foundation**

Upon motion duly made, seconded and carried with six affirmative votes and one abstention, it was RESOLVED, that the mailbox be rebuilt and the foundation of the pumphouse be repaired at a cost not to exceed \$2,100.

### **b. Windows**

Window installation is scheduled for Friday, March 17. In advance, Mr. Daugherty will contact the Crocs regarding the requirement to move items away from the windows. Mrs. Walters will coordinate with the clubhouse manager. Mr. Post will remove the blinds.

### **c. Basement Cleanout**

Upon motion duly made, seconded and carried with a vote of 6-1, it was RESOLVED that the HOA reserve a dumpster for no more than \$500 to use for the cleanout of the basement. Mr. Yates and Mr. Post will clear out old paint to take to the city's hazardous waste disposal site for free on March 25.

### **d. Website**

The board will meet with the developer on Thursday, March 16 at 8:30 via Zoom.

### **e. Locks**

Mr. Yates has dropped the locks off for re-keying and, once returned, those will be installed on the east door to the basement, the front door and the interior door to the basement.

### **f. Technical Update**

Mr. McKenzie reported that CRM piloting is in process to see if it is appropriate for the HOA.

### **g. Outlet Replacement**

Mr. Yates has obtained one quote and will collect others.

### **h. Parking Lot Sealing**

Mr. Yates has received two quotes for using a squeegee to put sealant on.

**i. Clubhouse Railing**

Mr. Yates obtained a quote from Barry Thornberry for replacement of the railing at \$3,758. The board requested an additional quote.

**j. Landscape Plan**

Mr. Yates obtained a quote for \$5,800 from Barrett Partners for a landscape design plan.

**k. Mowing Contract**

Mr. Yates has obtained two quotes for the 2023 mowing season and will meet with another vendor tomorrow for a third. So far, he has a quote of \$19,046 from Diamond Landscapes and \$17,209 from Sharp Lawn.

**l. Swing Set**

Mr. Demarcus has priced two replacement swing sets and will present options with installation at the April meeting.

**3. Association Management**

Mrs. Walters provided her report to the board to include a report of the current account balances, account receivable standing, and duties completed in the last month.

**4. Treasurer's Report**

Mrs. Walters provided the current Profit and Loss Statement.

**5. Budget**

Before departing, Mr. Post expressed concern emailed to the board last week regarding the bids for rebuilding the pool currently are \$250K to \$300K. Without depositing a substantial amount of the annual dues in the Emergency Fund, it could be difficult to convince the CNA to take out the loan that will be required to repair the pool, even if this is a few years away. He noted that the bylaws require the pool to pay for its own repairs, but that it is not likely to have the necessary funds and will require a loan from the CNA. The less the CNA needs to borrow in order to loan to the pool, the easier it will be to get cooperation from the CNA. He reminded the board that, as Mr. Fain has expressed, we are a fiduciary and need to make our decisions on the finances as if the entire CNA was present.

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the board approved the 2023 budget as amended and attached.

**6. New Business**

No new business was discussed.

The next Board meeting will be held on April 11, 2023 at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 10:55 p.m.

Respectfully submitted,  
CA Post, Secretary and  
Tamara Walters, Property Manager