

Copperfield Neighborhood Association Board
June 13, 2023, Board Meeting Minutes

Present:

Josh Fain
Tripp Corum
Tammy Walters – Property Management

Mark Yates
Travis McKenzie

Absent:

Clifton Daugherty
Eddy DeMarcus

Minutes:

Tammy Walters

Motions via email prior to meeting:

On May 26, 2023, CA Post tendered his resignation from the board of directors via email.

The June board meeting was called to order at 8:15 p.m. A quorum was present.

Minutes

May Minutes

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

Homeowner Forum/Resident Concerns

- Joey Ball – 1497 Copper Run Blvd – Mr. Ball reported that the computer at the pool said that his membership was valid; however, he received a refund for his membership so he contacted the board, only to find out that memberships were at capacity for those outside the neighborhood.
- Manual Reyes – 1417 Corona Drive – Attended to observe and is willing to help with facilities.

1. Social Committee – Jennifer Perry, Amanda Escola and Erin O’Brien

- End of School Bash – Went really well! Very well attended. They have had requests to host another event and would like to have one in July, tentatively on the 15th. The owner of the screen has offered to sell the screen to them for \$100. Mr. McKenzie will search for a product that might have better reflection before they make the purchase.
- Food Trucks – There have been issues with food trucks, parking and conflicting clubhouse rentals.

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the three spaces in front of the clubhouse will be reserved for food trucks each weekend and the committee will spend up to \$200 on parking cones.

- Adult Swim Night – There has been a request for an adult swim night. The board will entertain a proposal.
- Fourth of July
 - Fire truck – Mr. DeMarcus stated previously that he would contact the fire department to request a truck. Mr. Fain will follow-up with him.
 - All events are booked, items purchased and volunteers are scheduled.

2. Treasurer’s Report

Mrs. Walters provided the current Profit and Loss Statement.

3. Facilities

- Basement Cleanout – The board has rescheduled the basement cleanout for August 6 at 1:30 pm.
- Signage – Signage is mostly complete and there are a few outstanding that will be
- Plumber – Mr. Yates reported issues with the company who performed work that was caused by his negligence.

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

RESOLVED, that the board approves spending no more than \$2,200 to Johnny Boy Plumbing, LLC for repairs to freeze breaks.

- Landscaping

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

RESOLVED, that the board approves spending no more than \$1,000 for Los Primos to remove trees and grind stumps for three sycamore trees in the front center island.

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

RESOLVED, that the board approves spending no more than \$1,000 for Los Primos to remove arborvitae and holly near baby pool and trim the trees around the flagpole.

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

RESOLVED, that the board approves spending no more than \$4,500 for Sharp Lawn to replace ten maple trees at 2.5” caliper.

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

RESOLVED, that the board approves spending no more than \$4,500 for Sharp Lawn to replace the holly bushes and green emerald arborvitae near the baby pool.

- **Clubhouse Painting/Bathrooms** – Painters are working now and will complete work soon and will paint bathrooms next. Mr. Yates will ask them to paint the columns as well.
- **Railing** – Project will be completed this week. Board will take a look and update Mr. Yates regarding color (brown versus black).

4. Pool

- Pump – The pump broke recently, but no one reported it. Mr. Yates said that there needed to be more communication regarding the issue, he spoke to the pool company and they understand.
- Filters – The board discussed the possibility of purchasing back-up filters. Mr. Yates will discuss with the pool company.
- Pool Cover – The board asked Mr. Yates to get a price for a pool cover.
- Pool Rules – There have been some folks swimming under the diving board and Mr. Fain will address with the guard staff.
- Balls in the Pool – The board discussed type of balls allowed in the pool. Nerf balls were initially allowed, but there have been other types as well. The concern is the safety and enjoyment for other patrons of the pool.
- Basketball Goal – The board discussed the possibility of bringing the goal back.

5. Old Business

a. Telecom/Tech Update

Mr. McKenzie picked up a replacement hot spot and will install.

b. Lock Replacement

Mr. McKenzie reported that new locks will need to be replaced with more technical locks.

c. Neighborhood Website

Mr. Fain has been working with the web developer regarding hosting access.

d. Swing Set

The larger swings have been replaced and baby swings are to follow. Mr. Yates stated that he would check about purchasing chain.

e. Roof Insurance Claim

Mr. Fain has been working with insurance company and claims division regarding this issue. Ms. Walters provided letters that were mailed to the clubhouse.

6. New Business

- a. None.

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

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 10:50 p.m.

Respectfully submitted,
Tamara Walters, Property Manager