

**Copperfield Neighborhood Association Board**  
**January 9, 2024 Board Meeting Minutes**

**Present:**

Josh Fain  
Eddy DeMarcus  
Brent Hourigan  
Clifton Daugherty  
Travis McKenzie

Tammy Walters – Association Manager

**Absent:** Kara Ball, Mark Yates

**Minutes:**

Tammy Walters

**Motions via email prior to meeting:**

- None

**The January board meeting was called to order at 8:03 p.m. A quorum was present.**

**Homeowner Forum/Resident Concerns**

Tim Geertz – Attended to discuss clubhouse roof issue.

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the board would secure the services of Mr. Geertz’s firm to pursue the roof issue with the HOA’s insurance company at an amount not to exceed \$1,250.

**Clubhouse Rental Rates**

Rental Rates – The board continued discussion regarding the change in rates for 2024.

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the board’s previously approved rate increases would not go into effect. Instead, the board will continue discussion of potential rate increases next month.

**Minutes**

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the December 12, 2023 minutes were approved.

**Social Committee**

Jennifer Perry presented the following upcoming events:

- Events – Jennifer will send dates for events to Stacy, who will add them to the calendar.

### **Treasurer's Report**

- Mrs. Walters provided an update regarding access issues for the Square account. Hopefully the issue will be resolved soon. In the meantime, a Zelle account has been established to provide owners a fee-free option to pay dues electronically.
- Mrs. Walters provided the current Profit and Loss Statement.
- The board discussed options for the 2024 budget.

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the board approved the 2024 budget.

### **Pool**

- Pump House – The bricks in the wall on the far side of the pump room are loose and have movement. Mr. Daugherty and Mr. Hourigan have contacted vendors regarding this repair. Both vendors agree that either the anchors were not install or that they have come loose.

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the board would secure the services of Bones, Bricks and Masons to add anchors to the pump house wall at a cost not to exceed \$3,000.

### **Old Business**

- Beehives – The board discussed last month's issue regarding neighborhood complaints regarding bees.

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the board considers the beehives a nuisance and the owner in question will be asked to remove the hives from the property.

### **New Business**

- The next board meeting will be held on February 13, 2024 at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 09:35 p.m.

Respectfully submitted,  
Tamara Walters, Property Manager