

Copperfield Neighborhood Association Board
March 12, 2024 Board Meeting Minutes

Present:

Josh Fain
Mark Yates
Kara Ball
Brent Hourigan
Clifton Daugherty
Eddy DeMarcus
Travis McKenzie

Tammy Walters – Association Manager

Absent: None

Minutes:

Tammy Walters

The March board meeting was called to order at 8:06 p.m. A quorum was present.

Minutes

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the February 13, 2024 and February 22, 2024 minutes were approved.

Homeowner Forum/Resident Concerns

- Mr. Geertz described the current standing of the roof claim. The statute of limitations is up in May. As an attorney and resident, he encourages the board to pursue filing suit for the denied claim. He will reduce his regular hourly rate to \$100 per hour to continue to work on the case. The process could take six to eighteen months and 40-60 work hours, depending on the direction the case takes. If the board decides to proceed, he requests a \$1500 retainer for the filing fee and other upfront costs.

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the board will ask Mr. Geertz to move forward with filing suit regarding the roof claim.

Social Committee

- The committee will hold a Ladies' Night on March 20 and the Easter Egg Hunt is on March 24 at 2:00 pm.
- The board informed the social committee that there was a lot of positive feedback about food trucks and pool activities such as dive-in movies.

Treasurer's Report

- Mrs. Walters provided the current accounts receivable summary, account balances, and profit and loss statement.

Facilities

- Clubhouse Painting – the square still needs to be painted.
- Railing – the railing needs to be painted.
- Basement Cleanout – Mr. Daugherty will check on the status of the Pepsi machine pickup.
- Tennis Court Fence – Mr. Yates needs to get zip ties.
- Pickleball– Mr. Hourigan proposed adding striping for additional court(s). Mr. Yates will work on the cracks. Mr. DeMarcus suggested adding a pickleball tournament to the July 4 activities.
- Landscaping – Mr. Fain suggested that the board invite the vendors to come present options. The board will meet on Thursday, March 21 to hear any presentations.

Pool

- Fence/Gate – Mr. Yates will coordinate this work. Mr. Daugherty offered assistance if someone needs to meet the repair person.
- Tables/Gazebos/Sail Shades – Mr. Yates reported that he will have a quote for sail shades next week.

Old Business

- Pumproom Exterior Brick Repair – This repair is complete.

New Business

- Technology – Mr. Fain reported that there has been an annual expense submitted for Microsoft Office each year that appears to be unnecessary.

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the HOA will not continue this subscription in the next renewal cycle.

- Fence application – Mrs. Walters reported the outstanding fence application for Mr. Downing.

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the revised plans were approved.

- Lighting – Mr. Daugherty proposed to upgrade the exterior clubhouse lighting.

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that Mr. Daugherty will spend no more than \$300 for new lights.

- Island – Mr. Yates will ask Darryl to look at it.

Next Meeting Date

- The next board meeting will be held on April 9, 2024 at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 09:15 p.m.

Respectfully submitted,
Tamara Walters, Property Manager