

Copperfield Neighborhood Association Board
April 9, 2024 Board Meeting Minutes

Present:

Josh Fain
Mark Yates
Brent Hourigan
Clifton Daugherty
Eddy DeMarcus
Tammy Walters – Association Manager

Absent: Kara Ball, Travis McKenzie

Minutes:

Tammy Walters

Votes Via Email Prior to April 9 meeting.

Upon motion duly made via email on March 13, 2024, seconded and carried with five votes in favor, an estimate of \$2,820 was approved to drain and clean the filter pit, remove old sump pumps and replace with new one, and install new filter elements.

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

Minutes

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the March 12, 2024 minutes were approved.

Homeowner Forum/Resident Concerns

Four affected homeowners were in attendance to discuss an issue with bees from a neighbor's property. The neighbors claimed that bees have swarmed and essentially followed them. When the neighbors have a kiddie pool and water for pets out, the bees swarm those water sources in their yards. They can't sit outside, can't take the trash out, can't do everyday items. The hives are active year-round.

One owner provided a recommendation of the Kentucky League of Cities that stated that hives should be at least 500 feet from any neighbor's fence.

According to another neighbor, the bees were not an issue for the first seven years. Once the aggressive hive came in, people have been continually stung even though the aggressive hive was removed.

Mr. DeMarcus asked the neighbors if they believed the bees affect the quality of life of the neighbors in attendance. All owners present indicated yes. Mr. DeMarcus then asked if the neighbors believe that the bees affect their property values. They all replied affirmatively.

On another issue, Mr. Dan Stone was in attendance and asked about the pool lawsuit. Mr. Fain advised that the paperwork has been signed, a check was issued, and the last step is for the lawsuit to be dismissed.

Mr. Stone then raised the issue of the survey and its validity. He is also interested in seeing the results of the survey in order to see what issues there are and learn from that, but he feels that one specific group has been singled out. He disputed the notion that there have been complaints from neighbors and lifeguard staff about the group's behavior. Mr. Fain informed Mr. Stone that the survey results were presented and made available at the last meeting.

Mr. Stone questioned the budget process and expenditures regarding general repairs. He requested specificity in the items repaired. Mr. Fain explained that the information was presented at the annual meeting.

Social Committee – Jennifer Perry in attendance

- The Easter Egg Hunt had a great turnout.
- The last food truck Friday of the season will be April 19. Food trucks will start Memorial Day weekend for the pool.
- Social Committee members will be out of town on July 4 and will need help organizing and Mr. Fain will send out an email to look for volunteers.
- There will be two dive-in events this summer, one in June and one in August.

Treasurer's Report

- Mrs. Walters provided the current accounts receivable summary, account balances, and profit and loss statement. Mr. DeMarcus noted that the number of outstanding accounts seems higher than normal. Mrs. Walters agreed.

Facilities

- Landscaping – Mr. Fain provided copies of the proposals for landscape updates.

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the HOA will move forward with conversations with Sharp Lawn regarding updating the landscaping around the clubhouse, pool area and parking lot.

Pool

- Pool Restrooms

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the HOA will hire Blue Star Custom Painting to power wash, prep and re-paint two restroom floors with epoxy finish at a cost not to exceed \$2,000.

- Pool Memberships – There are 216 memberships so far.
- PPM Lawsuit – This has been resolved and the board is awaiting dismissal.
- Fence/Gate – Mr. Yates provided an estimate for fence replacement(s). The board would like to have an estimate to replace three gates and posts, as needed.

- Pool Cover Repair/Insurance Claim – Mr. Slusher is continuing to work on this issue.
- Lifeguard Recruitment/Training – Mr. Slusher reported via email that recruitment is going well.
- Spray for Weeds – Mr. Yates stated that he would complete this.
- Gazebos/Sail Shades – The board discussed options for umbrellas and sun shades.

Upon motion duly made, seconded and carried with four votes (Mr. Daugherty abstained), it was:

RESOLVED, to add a 20' x 30' perfect shade (color to be determined) to the baby pool area, at a cost not to exceed \$7,500.

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

RESOLVED, to purchase six cantilevers (color to be determined) for the pool area, at a cost not to exceed \$4,000.

- Tables and Other Pool Items

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

RESOLVED, to purchase two additional tables and eight additional chairs, at a cost not to exceed \$1,200.

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

RESOLVED, to purchase three weather wood benches, at a cost not to exceed \$500.

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

RESOLVED, to purchase four storage benches, at a cost not to exceed \$500.

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

RESOLVED, to purchase a large Connect Four game set, at a cost not to exceed \$125.

Old Business

- Railing on back of Building – Mr. Yates will have this painted.
- Roof Insurance Claim – A complaint has been prepared and will be filed.
- Bee Issue – A response will be drafted to neighbor regarding this violation.

New Business

- Yard Sale Date – The board set the date as May 18

Next Meeting Date

- The next board meeting will be held on May 14, 2024 at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 10:52 p.m.

Respectfully submitted,
Tamara Walters, Property Manager