

Copperfield Neighborhood Association Board
June 11, 2024 Board Meeting Minutes

Present:

Josh Fain
Brent Hourigan
Clifton Daugherty
Eddy DeMarcus

Travis McKenzie
Mark Yates (arrived at 8:19 pm)
Tammy Walters – Association Manager

Absent: Kara Ball

Minutes:

Tammy Walters

Votes Via Email Prior to June 11 meeting.

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

Minutes

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the May 14, 2024 minutes were approved.

Homeowner Forum/Resident Concerns

A homeowner came to the meeting asking if his pool membership will be terminated due to a violation of rules. Mr. Fain stated that the board had not had an opportunity to discuss, would do so and would advise once a determination is made.

Social Committee – Jennifer Perry

- June 8 – End of School Bash – Pool/Dive-in took place – around 50 people attended.
- Food Trucks are going well.
- Casino Party – Presented an estimate for the event. The board will discuss.

Treasurer’s Report

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

Facilities

- Landscaping – Mr. Fain reported that the landscape project is complete and looks great.
- Front Entrance Sign – Mr. DeMarcus will schedule time to work on the project this month.
- Tennis Courts/Pickleball Repairs/Upgrades – Mr. Fain reported that kids are tearing up the fence and getting into the courts. There are cracks in the tennis courts that need to be repaired. Mr. Hourigan will get an estimate to convert another portion to pickleball courts.
- Street Signs – Mr. Fain will ask an individual to walk the neighborhood and get an estimate to replace signs.
- Flag Pole – Mr. Daugherty reported that the light has been upgraded and works well.
- Front Stoop Staining – Mr. Hourigan has provided the stain.

Pool

- Leak Detection – Mr. Slusher from Lexington Pools attended to discuss possible leak in pool. He has tried multiple possibilities to see if he can find the leak. Since he cannot, he will meet the diver this Thursday with dye to help detect the leak.
- Pool Heater – Mr. Slusher mentioned that the heater will work optimally once the leak is found and water flow levels out. Recommendation is to add the heater as soon as the pool closes for the season.
- Pool Gates Update – Mr. Yates is working with a contractor.
- Incident Reports – Mr. Fain informed Mr. Slusher that the guards did not have forms. Mr. Slusher has since provided the forms.
- Security System – Mr. Fain will contact Bates Security regarding cameras.
- Potted Plants – The plants need to be watered daily.
- Garbage Can Cleaning – The board decided to have the trash cans cleaned monthly during pool season and quarterly otherwise. Mr. Fain will get a proposal.
- Kids Games – The board discussed adding extra games.
- Umbrellas – The umbrellas along the tennis court have already been damaged. Mr. Yates will get an estimate to put up a windscreen on the fence.
- Snack Shack Cleaning – The snack shack continues to be left with popsicle juice on counters and floors.
- 1st Home Swim Meet – Scheduled Wednesday, June 12
- Pool Fence Painting

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, to spend no more than \$3,200 to paint the pool fence.

Old Business

- Roof Insurance Claim – Lawsuit regarding insurance claim has been filed. The insurance company has filed a response.
- Bee Issue – The board directed Mrs. Walters to issue a fine since the violation is still in place. She will also invite the owner to the July 2 board meeting.

New Business

- Parking Near Clubhouse – Mr. Fain has contacted Traffic Engineering and they have advised that one or both sides of the road beside the clubhouse can be striped with at least two of the three owners requesting that no parking be allowed.
- Popsicle Donation – Guiseppes has donated popsicles to the pool.

Next Meeting Date

- The next board meeting will be held on July 2, 2024 at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 10:23 p.m.

Respectfully submitted,
Tamara Walters, Property Manager