

Copperfield Neighborhood Association Board
August 13, 2024 Board Meeting Minutes

Present:

Josh Fain
Brent Hourigan
Clifton Daugherty
Kara Ball
Eddy DeMarcus (arrived at 8:10)
Travis McKenzie
Mark Yates
Tammy Walters – Association Manager

Absent: None

Minutes:

Tammy Walters

Actions Approved Via Email Prior to This Meeting

Upon motion duly made, seconded, and carried unanimously, it was:
RESOLVED, that two additional security cameras will be added to the tennis court pole, facing the pool in both directions at a cost of \$2,772.00.

The August board meeting was called to order at 8:01 p.m. A quorum was present.

Minutes

Upon motion duly made, seconded, and carried unanimously, it was:
RESOLVED, that the July 2, 2024 minutes were approved.

Homeowner Forum/Resident Concerns

Mr. Dan Stone was in attendance.

Crocs – Mandy Brajuha, President – No Report

Social Committee – No one in attendance

- This is the last food truck Friday.

Treasurer's Report

- Mrs. Walters provided the current accounts receivable summary, account balances, and profit and loss statement.
- Financial Planner – Mr. McKenzie brought up the possibility of engaging with a financial planner to earn more interest on savings. There may be ways to utilize the savings to earn money for large projects.

Facilities

- Landscaping/Mulch – Mr. Fain mentioned that the mulch looks bad, and the beds need new mulch, or the mulch needs to be turned, but Mr. Hourigan has not heard from the vendor.
- Front Entrance Sign – Mr. DeMarcus has been working on this. One side is complete, and he will finish the other side.
- Tennis Courts/Pickleball Repairs – Mr. Hourigan mentioned that the vendor would like to perform the repairs when they make the adjustments. He received a quote of \$27,500 to fully remodel the tennis courts.

- Street Signs – Mrs. Walters obtained a quote of \$6,500 to repair and replace street signs.
- Flagpole – Mr. Fain reported that the flagpole cord still has issues and needs a new flag.
- Front Stoop Staining – No update.
- Fence Repair/Windcreens – Mr. Yates will contact a new vendor.

Pool

- Health Department Inspection – Mr. Yates reported that the pool received a score of 98 from the health department.
- Pool Remodel – There were a total of 22 cuts in the pool liner that have now been patched. Since the email went out to the neighborhood regarding this issue, the appearance of cuts seems to have subsided; however, the patches are barely holding on and the liner is failing. The pool has since been losing approximately one inch of water each day.

Mr. Yates will schedule a meeting with Mr. Slusher of Lexington Pools to obtain a definitive plan of action.

- Lock Box – Mr. Daugherty was able to open it. Mr. Slusher will replace it.
- Pool Gates/Lock Replacement – Mr. Yates is waiting for a response from the vendor.
- Incident Reports/Physical Altercation –
 Upon motion duly made, seconded and carried unanimously, it was:
 RESOLVED, to ban the Potter and the Gillespie families for the remainder of the 2024 pool season. Mr. Fain abstained as he was not involved in the process.
- Security System – The down payment for the new cameras will be mailed this week.
- Women’s Restroom – The bottled soap in the women’s restroom has been removed every time a new bottle has been added. Mr. Fain will get a quote for a new wall mounted dispenser. The paint has also peeled off a large area of the wall. Mr. Yates will look at it and make a recommendation.
- Snack Shack Cleaning – The snack shack will need to be cleaned again at the end of the season.
- Dog Day at the Pool – The board will discuss it with Mr. Slusher.

Old Business

- Roof Insurance Claim – Mr. Fain does not have an update.
- Bee Situation – Mrs. Walters has not heard any updates but will call the owner.
- Parking Near Clubhouse – Mr. Yates will contact the neighbors to discuss.
- Tennis Court Rules – Mr. Fain will research.
- DOR Violation – The board discussed recent violations and their resolution.

New Business

- Basement Door Lock – Someone has been locking the door to the basement, preventing access to renters.
- Sidewalk Repair – Mr. Hourigan reported a cost of \$13 per square foot and 48 square feet to be replaced.
 Upon motion duly made, seconded, and carried unanimously, it was:
 RESOLVED, to pay up to \$625 to replace the concrete squares.
- Annual Meeting – September 10 at 7:00 pm at the clubhouse.
- Absentee Ballots – Any individual who requests an absentee ballot will receive one.
 Upon motion duly made, seconded, and carried unanimously, it was:
 RESOLVED, to approve the absentee ballot as presented.
- Dance Blue – Dance Blue is required to get the neighborhood’s permission to canvas for donations.
 Upon motion duly made, seconded, and carried unanimously, it was:
 RESOLVED, to allow Dance Blue members to canvas in the neighborhood.

- In-ground Pool Approval – The board has received an application that is under review.

Next Meeting Date

- The next meeting will be the annual meeting held on September 10, 2024 at 7:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:27 p.m.

Respectfully submitted,
Tamara Walters, Community Manager