

**Copperfield Neighborhood Association Board**  
**September 26, 2024 Board Meeting Minutes**

**Present:**

Josh Fain  
Brent Perry  
Clifton Daugherty  
Brent Hourigan  
Daniel Mercer  
Eddy DeMarcus

Tammy Walters – Association Manager

**Absent:** Mark Yates

**Minutes:**

Tammy Walters

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

**Homeowner Forum/Resident Concerns**

No homeowners in attendance.

**Pool**

Based on guidance from the Association’s legal counsel, information from a local housing expert indicating that neighborhoods such as ours that have a neighborhood pool sell for over 9.02% higher which equates to over \$40,000 in increased equity on average for every home and over \$17 million for the entire neighborhood, and the independent expert opinion that the current pool liner has had catastrophic failure and will not survive another pool season, the board must consider options regarding the situation.

- Pool Liner - Mr. Fain started the discussion with the initial question of whether or not to remove the pool liner.

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the existing liner would be removed and replaced with a plaster finish.

- Contractor – The board discussed the three estimates that they received and pros and cons of each.

Upon motion duly made, seconded and carried, it was:  
RESOLVED, that the board would proceed with Pool Renovations LLC as the contractor for the project. Via phone, Mr. Yates voted in favor of another contractor. Mr. DeMarcus abstained.

- Scope of Work – The board discussed optional items such as a pool heater and/or sand filter.

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the board would proceed with the scope of work to include remove vinyl liner, resurface pool, add a sand filter, and add a pool heater at a cost not to exceed \$350,000.

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the board would contract with Lexington Pools to manage the construction of this project at a rate of 6%.

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the board would approve up to \$20,000 in upgrades to mirror the finishes on the baby pool.

- Financing – The board discussed options for financing the repairs.

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the board would create a resolution to authorize the President to sign of behalf of the Association to borrow an amount up to \$400,000 to finance the project as stated above.

#### **Social Committee – No one in attendance**

- Casino Night.

#### **Treasurer's Report**

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

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the two outstanding accounts should be sent to the attorney for liens.

#### **Minutes**

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

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the September 10, 2024 annual meeting minutes were approved.

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the minutes from the September 10, 2024 election of officers were approved.

#### **Facilities**

- Security Cameras – Mr. Fain reported that the cameras are on order.

#### **New Business**

#### **Next Meeting Date**

- The next meeting will be held on November 12, 2024 at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:42 p.m.

Respectfully submitted,  
Tamara Walters, Community Manager