

**Copperfield Neighborhood Association Board**  
**February 10, 2025 Board Meeting Minutes**

**Present:**

Josh Fain  
Clifton Daugherty  
Eddy DeMarcus  
Daniel Mercer  
Brent Hourigan

Tammy Walters – Association Manager

**Absent:** Brent Perry

**Minutes:**

Tammy Walters

**The February board meeting was called to order at 8:04 p.m. A quorum was present.**

**Minutes**

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the January 14, 2025 board meeting minutes were approved.

**Outside Motions**

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the 2025 lawn and maintenance contract with Sharp Lawn was approved and includes irrigation and holiday decorations at a cost of \$24,395.00 per year.

**Homeowner Forum/Resident Concerns**

- None

**Social Committee**

- Trivia Night – Took place on February 7
- Next Event – Easter Bunny and Egg Hunt on March 30.

**Treasurer's Report**

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

**Facilities**

- Fencing and Gates – Mr. Hourigan presented fence options from three vendors, two of which recommended an entire fence replacement. The third company stated that they could indeed replace some sections. He received quotes for both the fencing where some fencing would be replaced and some existing fencing will be re-stretched and resecured. With regard to the gates, some posts will need to be reset, some latches will need to be replaced and others will be re-aligned and adjusted.

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the gates be repaired by Borders Fencing at a cost not to exceed \$1,600.

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

RESOLVED, that the fence be repaired, stretched by Borders Fencing at a cost not to exceed \$5,290.

- Tree Trimming and Removal – Mr. Hourigan reported that Sharp Lawn will be cleaning up and removing broken pine trees along Clays Mill Road.
- Contractor Database – Mr. Hourigan proposed creating a database of resources whereby neighbors could list services they provide.
- Fencing – The board discussed replacing the fence
- Playground – Mr. DeMarcus proposed looking for public and private funding to upgrade the playground equipment. The board agreed that it's a possibility if he can find the money.

#### **Pool**

- Annual Flower Installation – The board reviewed a quote from Sharp Lawn for \$3,009.53 and decided to wait until later to make a determination.
- Pool Membership – Pool software company would like to meet with board and Mr. Fain will schedule.

#### **Pool Renovation**

- Status Update to Neighbors – Mr. Fain will send an update to the neighborhood.

#### **Old Business**

- Small Claims Court Lawsuit – No update at this time.
- Roof Claim – This claim is still ongoing.
- Clubhouse Furniture – Still looking for suitable furniture.

#### **Next Meeting Date**

- The next meeting will be held on March 11, 2025 at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:10 p.m.

Respectfully submitted,  
Tamara Walters, Association Manager

**Property Management Report  
Copperfield Neighborhood Association  
February 2025 (January 14 – February 9)**

**Duties**

***Financial***

- Collected mail from clubhouse and deposited all assessments.
- Responded to all billing and closing requests. Updated QuickBooks based on PVA updates as needed.
- Accounts Receivable Aging – Payment rate for 2023/2024 – 99.5% (Same two owners have not paid); Payment rate for 2025 is 84.3% - there are 68 outstanding accounts that have not paid.
- Mailed reminder notices on February 8.
- Need to send one overdue account to the attorney for lien.
- All accounts have been reconciled through January and available balances are indicated below.

***Managerial***

- Assisting with closing three Central Bank accounts.
- Updated all autopay accounts with new banking information.
- Need to change accounts for Square payments, but will leave Central Bank checking open for Zelle payments for the remainder of this payment season.

**Available Account Balances in Online Banking as of February 7, 2025**

**Copperfield Neighborhood Association**

- Central Bank Checking - \$53,443.95
- South Central Bank CD - \$50,193.22
- South Central Bank Checking - \$45,125.96
- South Central Bank Money Market - \$991.04

**Copperfield Swim Club**

- South Central Bank Checking - \$2,918.68
- South Central Bank Money Market - \$1,000.00