

**Copperfield Neighborhood Association Board**  
**March 11, 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 March 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 February 10, 2025 board meeting minutes were approved.

**Introduction of Guests (CROCS board members)**

Amanda and other board members came to the meeting to discuss the swim team's history of payments to the neighborhood association. Her understanding is that, historically, they have been paying the HOA \$25 per non-Copperfield swimmer, which totaled over \$2,100 last year. When researching other swim teams in town, they found that those swim clubs pay far less. Instead of paying this amount, they propose paying an upfront fee of \$2,500 and an approximate donation of \$1,000 at the end of the season for use of clubhouse and other incidentals.

She went on to state that they fully expect to pay some costs, such as lifeguards for swim meets.

The CROCS board committed to evaluating at the end of each calendar year and meeting with the board at that time to take a look at options for next year.

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the board would accept the proposal of a \$2,500 fee for this year and an end-of-season donation of \$1,000 with the plan to reevaluate at the end of the calendar year.

**Social**

- Door Hanger Event – April 2 at 6:30 pm.

**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 board would not waive late fees this calendar year.

## **Facilities**

- Tennis Court Fence – Mr. Hourigan reported that the tennis court fence has been repaired, and they added additional metal ties. The wind screens will be added on the pool side this week by Active Sports.

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

RESOLVED, that the remaining wind screens will be stored until such time they are needed to be put back up.

- Farm Fence – Mr. Hourigan presented a quote for repairing and replacing the farm fencing. He noted that he will gather additional quotes.
- Clean-up and Debris Removal Along Farm Fence (multiple areas) – Mr. Hourigan presented parceled quotes for areas along Clays Mill Road.

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

RESOLVED, that the board would spend no more than \$14,000 to clear the brush, tear down and replace the existing white board fence on the south side of the main entrance.

- Street Signs – The board discussed quotes received for ordering and replacing signs and posts. It was decided that the board would evaluate the situation further to get a better representation of what is needed.
- Garbage Disposal – Mr. Hourigan replaced the garbage disposal in the clubhouse.
- Swingsets – Mr. Hourigan has ordered new chains for the swings and they can be replaced after the hole is filled in and the playground is mulched. Mr. DeMarcus mentioned that mulch needs to be added to the playground again this year.
- Outlet Cover Update – Mr. Fain noted that the new outlets and switch plates look great.

## **Pool**

- Pool Remodel Update – The remodel is progressing nicely and is on schedule.
- Lexington Pools Invoice – Mr. Fain reported that the association may receive an invoice from Lexington Pools for a small number of project management hours.
- CROCS Payment – This was addressed in the Guest portion of the minutes.
- Concrete Work

Upon motion duly made, seconded and carried with a vote of 4-0 (Mr. Hourigan abstained), it was:

RESOLVED, that the board would utilize Eddie Plaster with Harrod Concrete to perform the concrete work around the pool perimeter, complete two “tear outs and replacements” and pour a concrete pad the heater and filters at a cost not to exceed \$12,700.

- Pool Management Contract -

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

RESOLVED, that the board will contract with Lexington Pools for the 2025 season for professional services at a cost of \$69,500, plus the cost of chemicals and a third lifeguard as needed.

- Pool Planters

Upon motion duly made, seconded and carried with a vote of 4-1, it was:  
RESOLVED, that the board will utilize Sharp Lawn to fill the pool planters at a cost of \$3,009.53.

- Pool Software

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the board will renew the Access Granted contract and convert to a cashless system.

- Pool Rules/Application – The board discussed an update to the pool rules for the 2025 season.

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the board adopted the proposed 2025 pool rules.

- Memberships – The board discussed banned memberships from the 2024 season.

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the board to uphold all banned memberships from the 2024 season.

#### **Old Business**

- Metronet Switchover from Spectrum – Metronet will perform the installation next week.
- Clubhouse Furniture – No update.
- Roof Insurance Claim – This is still in progress and has been delayed due to winter weather.
- Small Claims Court Lawsuit – Claim was dismissed in small claims court. The neighbor has presented a settlement offer to the HOA's attorney.

Upon motion duly made, seconded and carried unanimously, it was:  
RESOLVED, that the board will accept the agreement as presented in order to have the bees removed for the safety of the neighbors.

- Tennis Court Rules – Postponed until April meeting.

#### **Next Meeting Date**

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

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 10:35 p.m.

Respectfully submitted,  
Tamara Walters, Association Manager

**Property Management Report  
Copperfield Neighborhood Association  
March 2025 (February 10 – March 11)**

**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 – 99.77% (One owner has not paid); Payment rate for 2025 is 95.62% - there are 19 outstanding accounts that have not paid.
- Mailed late notices on March 8.
- All accounts have been reconciled through February and available balances are indicated below.

***Managerial***

- Finished updating all autopay accounts and Square with new banking information.

**Available Account Balances in Online Banking as of March 11, 2025**

**Copperfield Neighborhood Association**

- Central Bank Checking - \$4,977.37
- South Central Bank CD - \$50,387.19
- South Central Bank Checking - \$93,922.20
- South Central Bank Money Market - \$981.04

**Copperfield Swim Club**

- South Central Bank Checking - \$753.42
- South Central Bank Money Market - \$1,002.46