

Copperfield Neighborhood Association Board
August 18, 2025 Board Meeting Minutes

Present:

Josh Fain
Clifton Daugherty
Eddy DeMarcus
Brent Hourigan
Daniel Mercer
Lauren Weissmueller
Scott Pappas

Tammy Walters – Association Manager

Absent: None

Minutes:

Tammy Walters

The August board meeting was called to order at 8:00 p.m. A quorum was present.

Introduction of Guests – Kim Joyner and Graham Heasley were in attendance to discuss parking issues on Clubhouse Drive (the cross street for each of their properties). Neither of them were in favor of having the street marked as “no parking” on a permanent basis.

Minutes

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the July 8, 2025 board meeting minutes were approved.

Outside Motions Prior to Meeting

A homeowner approached the board with a payment plan for overdue association dues.

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the proposed payment plan was approved and no additional late fees will be added as long as bi-weekly payments are successfully processed.

Social

- The Social Committee has lost a few members recently. Mr. Fain will send a notice to the neighborhood soon and will include a request for volunteers.

Treasurer’s Report

- Mrs. Walters provided the current accounts receivable summary, account balances, and profit and loss statement.
- Mrs. Walters reported that she is working with the city regarding the LexServ credit for the swimming pool.

Facilities

- Street Trees – The city has recommended that the HOA abolish the neighborhood’s Approved Street Tree Plan.

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the board abolished the street tree recommendation list.

- Tennis/Pickleball Court Remodel Update/Colors – Mr. Hourigan reported that the repair work is scheduled soon.
- Front Stoop Sealer – This has been completed.
- Front Entrance Sign – Mr. Demarcus will complete within the next 30 days.
- Street Signs – Mr. Demarcus will make a list of those that need to be repaired/replaced.
- General Repairs Update/Pool Bathroom Painting – Will take place in the off-season. Mr. Demarcus will get a quote after the pool closes. Mr. Fain is also getting a quote on a full refurbishment.
- Tennis Court Rules – Holding for repairs to be completed.
- Water Bottle Fill Station – Mr. Fain will schedule.
- Seating in the Clubhouse – Mr. Hourigan asked the board to keep an eye out for possibilities.
- Fence Work – Mr. Hourigan reported that the fence has been replaced and painting will take place in the next few months.
- Entry Doors – Mr. Hourigan has one quote from Elite Building Products. He will forward the quotes. The board determined that this project would need to wait until 2026.

Pool

- Pool Cover – Mr. Fain reported that he has been notified that the cover is on site and will be installed soon.
- Winterization – Winterization will begin September 2.
- Pool Remodel/Heater Update – Mr. Fain reported that the heater was set, but the water was much warmer.
- Swim Club – The board received an email from the Crocs Swim Team President, thanking them for their efforts this season.

Old Business

- Trash Cans – Mr. Fain is awaiting pricing for continued cleaning of the trash cans.
- Roof Insurance Claim – This issue is still in progress. New photos have been submitted to the insurance company for consideration.

New Business

- Board of Director Ballots – Mr. Fain is collecting requests to run for the board of directors.
- Dance Blue – Mr. Fain stated that the board typically allows them to canvas and the board agreed that is fine.

Next Meeting Date

- The next meeting will be the annual meeting held on September 9, 2025 at 7:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:19 p.m.

Respectfully submitted,
Tamara Walters, Association Manager

**Property Management Report
Copperfield Neighborhood Association
August 2025 (July 9 – August 18)**

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 outstanding, but has begun a payment plan); Payment rate for 2025 is 99.31% - there are three outstanding accounts that have not paid dues and late fees and three accounts owe late fees only.
- Mailed late notices earlier this month.
- All accounts have been reconciled through July and available balances are indicated below.

Available Account Balances in Online Banking as of August 18, 2025

Copperfield Neighborhood Association

- Central Bank Checking - \$6,600.31 (QB – \$6,422.23)
- South Central Bank CD - \$51,336.43
- South Central Bank Checking - \$31,904.10 (QB - \$28,986.33)
- South Central Bank Money Market - \$26,237.35

Copperfield Swim Club

- South Central Bank Checking - \$329.41 (QB - -\$21,233.18)
- South Central Bank Money Market - \$54,096.16

Copperfield Neighborhood Association
Budget vs Actual
January 1 - August 18 2025

	Total to Date	2025 Budget	Difference
Income			
Clubhouse Rental Fees	\$9,720.00	\$10,000.00	(\$280.00)
Dues	\$108,250.00	\$108,500.00	(\$250.00)
Fines/Refunds	(\$190.00)	\$0.00	(\$190.00)
Reimbursed Legal Expenses	\$0.00	\$0.00	\$0.00
Neighborhood Development Funds	\$2,500.00	\$0.00	\$2,500.00
Tennis Key Income	\$160.00	\$0.00	\$160.00
Total Income	\$120,440.00	\$118,500.00	\$1,940.00
Gross Profit	\$120,440.00	\$118,500.00	\$1,940.00
Expenses			
Association Management	\$10,400.00	\$15,600.00	\$5,200.00
Annual Report	\$15.00	\$0.00	(\$15.00)
Christmas Decorations	\$0.00	\$2,325.00	\$2,325.00
Clubhouse Management	\$4,000.00	\$6,000.00	\$2,000.00
Bank fees & service charges	\$112.40	\$0.00	(\$112.40)
General Repairs	\$29,438.75	\$21,775.00	(\$7,663.75)
Sign Repairs	\$0.00	\$6,500.00	\$6,500.00
Insurance	\$7,039.18	\$6,000.00	(\$1,039.18)
Irrigation	\$0.00	\$500.00	\$500.00
Landscaping/Mowing	\$20,082.93	\$22,000.00	\$1,917.07
Total General Expenses	\$71,088.26	\$80,700.00	\$9,611.74
Legal & Accounting Services			
Accounting Fees	\$1,250.00	\$250.00	(\$1,000.00)
Legal Fees	\$0.00	\$0.00	\$0.00
Total Legal & Accounting Services	\$1,250.00	\$250.00	(\$1,000.00)
Office expenses			
Office Supplies	\$57.43	\$0.00	(\$57.43)
Tennis Key Refund	\$20.00	\$0.00	(\$20.00)
Signs	\$0.00	\$0.00	\$0.00
Software & apps	\$0.00	\$0.00	\$0.00
Total Office expenses	\$77.43	\$0.00	(\$77.43)
Security	\$3,742.08	\$2,650.00	(\$1,092.08)
Social Activities	\$1,982.19	\$4,000.00	\$2,017.81
Property Taxes	\$0.00	\$1,000.00	\$1,000.00

Utilities			
Electricity	\$4,986.81	\$8,100.00	\$3,113.19
Gas	\$2,248.76	\$2,000.00	(\$248.76)
Internet	\$891.75	\$2,200.00	\$1,308.25
Sewer	\$51.95	\$0.00	(\$51.95)
Water	\$10,779.12	\$17,000.00	\$6,220.88
Total Utilities	\$18,958.39	\$29,300.00	\$10,341.61
Web Hosting	\$0.00	\$600.00	\$600.00
Total Expenses	\$97,098.35	\$118,500.00	\$21,401.65
Net Operating Income	\$23,341.65	\$0.00	\$23,341.65
Other Income			
Interest earned	\$2,295.84	\$0.00	\$2,295.84
Late Fees/Fines	\$2,302.38	\$0.00	\$2,302.38
Total Other Income	\$4,598.22	\$0.00	\$4,598.22
Net Other Income	\$4,598.22	\$0.00	\$4,598.22
Net Income	\$27,939.87	\$0.00	\$27,939.87

Swim Club	Total to Date	2025 Budget	Difference
Income			
Pool Pass Fees	\$184,867.13	\$170,000.00	\$14,867.13
Expenses			
Pool Operations	\$106,675.90	\$112,160.00	\$5,484.10
Net Income	\$78,191.23	\$282,160.00	\$20,351.23
Pool Renovation	\$260,030.60	\$400,000.00	(\$139,969.40)