

Copperfield Neighborhood Association Board
September 09, 2025 - Annual Meeting Minutes

Current Board Members Present:

Josh Fain
Eddy Demarcus
Brent Hourigan
Daniel Mercer
Scott Pappas
Lauren Weissmueller

Absent: Clifton Daugherty

Tammy Walters – Association Manager; Stacy Salyer – Clubhouse Manager

Meeting was called to order at 7:00 p.m.

President Josh Fain welcomed attendees.

Agenda

Mr. Fain introduced himself and covered the agenda for the evening.

Current CNA Board

Mr. Fain introduced all board members in attendance and those who are up for election.

A Year in Review

- Social Committee
 - There has been a regular rotation of food trucks, adult trivia nights and holiday events
 - The committee is short-handed and needs new committee members
- Facilities Updates were presented as follows:
 - Refreshed tennis courts/pickleball courts, repaired fence and added new wind screens, continued landscape improvements, tree trimming along Clays Mill, fence repairs along Clays Mill, clubhouse roof replacement/Insurance claim, and increased security cameras
- Pool Updates
 - Pool Renovation, pool heater, update filtration to a sand filter, and replace gates/locks
- Recognition of 2024 Crocs swim team as back-to-back MOWSC Champions
- Shared information regarding website – www.copperfieldlex.org
- Accounts Receivable update
 - Four accounts are overdue

Financials

Mr. Fain presented the financials using the presentation, but clearer copies are attached. Additionally, it was shared that the pool loan balance is currently \$270,000 and that monthly interest payments are being paid from the swim club account.

Next Year's Plans

- Facilities updates were presented as follows: Street sign repair/replacement, replace clubhouse doors, update landscaping in islands

Elections

Mr. Fain presented the ballot and those in attendance were given the opportunity to introduce themselves. All members were instructed to vote for up to seven (7) candidates. Ballots were collected and tallied.

TELLERS' REPORT

Number of Votes Cast	31
Mr. Daugherty received	27
Mr. DeMarcus received	29
Mr. Fain received.....	29
Mr. Hourigan received	28
Mr. Mercer received	30
Mr. Pappas received	29
Ms. Weissmueller received	29
Invalid votes	0

Note: There were no write-in candidates

Thus, Clifton Daugherty, Eddy DeMarcus, Josh Fain, Brent Hourigan, Daniel Mercer, Scott Pappas and Lauren Weissmueller were each elected to the board to serve a one-year term.

Adjournment

Mr. Fain thanked everyone for attending.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Tamara Walters, Association Manager

Copperfield Neighborhood Association

Profit and Loss

January - August, 2025

	TOTAL
Income	
Clubhouse Rental Fees	9,720.00
Dues	108,250.00
Pool Pass Fees	184,867.13
Sales	-190.00
Tennis Key Income	160.00
Uncategorized Income	2,500.00
Total Income	\$305,307.13
GROSS PROFIT	\$305,307.13
Expenses	
Association Management	10,400.00
Clubhouse Management	4,000.00
General business expenses	
Bank fees & service charges	112.40
Total General business expenses	112.40
General Repairs	29,438.75
Insurance	7,039.18
Interest paid	
Business loan interest	6,642.99
Total Interest paid	6,642.99
Landscaping/Mowing	22,058.07
Legal & accounting services	
Accounting fees	1,250.00
Legal Fees	1,850.85
Total Legal & accounting services	3,100.85
Office expenses	
Office supplies	57.43
Total Office expenses	57.43
Pool Operations	106,675.90
Pool Renovation	260,030.60
Security	3,742.08
Social Activities	1,982.19
Taxes paid	15.00
Utilities	
Electricity	4,986.81
Gas	2,394.99
Internet & TV services	891.75
Sewer	3,502.90

Copperfield Neighborhood Association

Profit and Loss

January - August, 2025

	TOTAL
Water	10,779.12
Total Utilities	22,555.57
Total Expenses	\$477,851.01
NET OPERATING INCOME	\$ -172,543.88
Other Income	
Interest earned	2,520.73
Late Fees	2,352.38
Total Other Income	\$4,873.11
Other Expenses	
Tennis Key Refund	20.00
Total Other Expenses	\$20.00
NET OTHER INCOME	\$4,853.11
NET INCOME	\$ -167,690.77