

Copperfield Neighborhood Association Board
October 14, 2025 Board Meeting Minutes

Present:

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

Tammy Walters – Association Manager

Absent: Eddy Demarcus

Minutes:

Tammy Walters

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

Introduction of Guests – Todd Slusher and two employees were in attendance to discuss the health of the pool. He recommended continuing chemicals during the winter to avoid having to use acid wash to clean the pool at a cost of \$380 per month.

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

RESOLVED, that the board will retain Lexington Pools for six months of chemical maintenance at \$380 per month.

He also reported that the pool continues to lose some water and the issue needs to be identified, perhaps in the main drain line. He will continue to research and keep an eye on it and will cover the main drain with rubber mats for the winter.

The board expressed concerns with guest fees as the revenue for this season was low. Todd suggested taking a look monthly to see where they stand.

Minutes

Upon motion duly made, seconded and carried with one abstention (Clifton Daugherty), it was:

RESOLVED, that the August 18, 2025 board meeting, the September 9, 2025 annual meeting, and the September 9, 2025 board election meeting minutes were approved.

Outside Motions Prior to Meeting

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

RESOLVED, that the association would purchase six new tables and chairs for the clubhouse for an amount not to exceed \$2,300.00.

Social

- The Social Committee has a few members and is looking 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 now working Todd Slusher and the city regarding the LexServ credit for the swimming pool.

Facilities

- Tennis/Pickleball Court Remodel Update – This is complete and looks terrific.
- Front Entrance Sign – Mr. Demarcus was not available for a report.
- Street Signs – Mr. Demarcus was not available for a report.
- 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 now.
- Entry Doors – The board determined that this project would need to wait until 2026.
- Water Bottle Fill Station – Holding for now.
- Fence Work and Tree Work – Mr. Hourigan reported that he has contacted Dave with Sharp Lawn about clearing the area near the older fence.
- Landscape Lighting – Mr. Hourigan proposed getting estimates for new landscape lighting at some point.
- Parking Lot – Mr. Hourigan stated that the parking lot may need to be resealed in the spring.
- Islands – Mr. Hourigan added this to the list for future projects.

Old Business

- Clubhouse Furniture – Mr. Fain reported that this has been ordered and will be delivered soon.
- Roof Insurance Claim – This issue is still in progress.

New Business

- Tennis Court Access – Mr. Pappas mentioned options for electronic access and will further research.

Next Meeting Date

- The next meeting will be held on November 11, 2025 at 8:00 p.m. The December meeting will move from Tuesday, December 9 to Monday, December 8 at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 10:00 p.m.

Respectfully submitted,
Tamara Walters, Association Manager

**Property Management Report
Copperfield Neighborhood Association
October 2025 (September 9 – October 14)**

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 is continuing a payment plan); Payment rate for 2025 is 99.77% - there is one outstanding account that has 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 September and available balances are indicated below.

Available Account Balances in Online Banking as of October 14, 2025

Copperfield Neighborhood Association

- Central Bank Checking - \$265.57 (QB – \$87.49)
- South Central Bank CD - \$0.00 (Moved balance to Money Market account once term expired on September 23)
- South Central Bank Checking - \$3,210.96 (QB - -\$9,679.76)
- South Central Bank Money Market - \$53,126.07

Copperfield Swim Club

- South Central Bank Checking - \$8,699.70 (QB - -\$20,927.37)
- South Central Bank Money Market - \$29,857.24

Copperfield Neighborhood Association
Budget vs Actual
January 1 - October 14 2025

	Total to Date	2025 Budget	Difference
Income			
Clubhouse Rental Fees	\$12,145.00	\$10,000.00	\$2,145.00
Dues	\$108,250.00	\$108,500.00	(\$250.00)
Fines/Refunds	(\$140.00)	\$0.00	(\$140.00)
Reimbursed Legal Expenses	\$0.00	\$0.00	\$0.00
Neighborhood Development Funds	\$2,500.00	\$0.00	\$2,500.00
Tennis Key Income	\$200.00	\$0.00	\$200.00
Total Income	\$122,955.00	\$118,500.00	\$4,455.00
Gross Profit	\$122,955.00	\$118,500.00	\$4,455.00
Expenses			
Association Management	\$13,000.00	\$15,600.00	\$2,600.00
Annual Report	\$15.00	\$0.00	(\$15.00)
Christmas Decorations	\$0.00	\$2,325.00	\$2,325.00
Clubhouse Management	\$4,500.00	\$6,000.00	\$1,500.00
Bank fees & service charges	\$112.40	\$0.00	(\$112.40)
General Repairs	\$76,176.83	\$21,775.00	(\$54,401.83)
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	\$24,033.20	\$22,000.00	(\$2,033.20)
Total General Expenses	\$124,876.61	\$80,700.00	(\$44,176.61)
Legal & Accounting Services			
Accounting Fees	\$1,250.00	\$250.00	(\$1,000.00)
Legal Fees	\$2,851.15	\$0.00	(\$2,851.15)
Total Legal & Accounting Services	\$4,101.15	\$250.00	(\$3,851.15)
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	\$5,412.60	\$2,650.00	(\$2,762.60)
Social Activities	\$1,982.19	\$4,000.00	\$2,017.81
Property Taxes	\$928.90	\$1,000.00	\$71.10

Utilities			
Electricity	\$7,524.97	\$8,100.00	\$575.03
Gas	\$3,004.29	\$2,000.00	(\$1,004.29)
Internet	\$1,066.04	\$2,200.00	\$1,133.96
Sewer	\$8,908.14	\$0.00	(\$8,908.14)
Water	\$15,445.65	\$17,000.00	\$1,554.35
Total Utilities	\$35,949.09	\$29,300.00	(\$6,649.09)
Web Hosting	\$600.00	\$600.00	\$0.00
Total Expenses	\$173,927.97	\$118,500.00	(\$55,427.97)
Net Operating Income	(\$50,972.97)	\$0.00	(\$50,972.97)
Other Income			
Interest earned	\$3,114.96	\$0.00	\$3,114.96
Late Fees/Fines	\$2,402.38	\$0.00	\$2,402.38
Total Other Income	\$5,517.34	\$0.00	\$5,517.34
Net Other Income	\$5,517.34	\$0.00	\$5,517.34
Net Income	(\$45,455.63)	\$0.00	(\$45,455.63)

	Total to Date	2025 Budget	Difference
Swim Club			
Income			
Pool Pass Fees	\$185,867.13	\$170,000.00	\$15,867.13
Expenses			
Pool Operations	\$128,131.09	\$112,160.00	(\$15,971.09)
Net Income	\$57,736.04	\$282,160.00	(\$103.96)
Pool Renovation	\$310,629.60	\$400,000.00	(\$89,370.40)
Interest on Loan	\$8,392.42		