

Copperfield Neighborhood Association Board
January 13, 2026 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 January board meeting was called to order at 8:00 p.m. A quorum was present.

Introduction of Guests – There were no guests in attendance.

Minutes

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

Outside Motions Prior to Meeting

Upon motion duly made, seconded and carried it was:
RESOLVED, that the 2026 service contract with Lexington Pools was approved.

Social

- The Social Committee is still looking for additional members.
- Ladies Night will take place on January 15.

Treasurer's Report

- Mrs. Walters provided the current accounts receivable summary, account balances, and profit and loss statement and answered all questions.
- Budgets – The board discussed draft neighborhood and pool budgets.

Facilities

- All items on hold.

Pool

- Pool Leak – Pipe Fitters is coming to inspect soon.
- Pool Cover – Has been removed and stored.
- Pool Bathrooms – Mr. Hourigan is getting quotes for repairs.
- Crocs – The Crocs board asked if their annual contribution to the pool could remain the same. The board agreed that it was sufficient.
- Pool Rules – The board discussed possible changes.

- 2026 Pool Membership
Upon motion duly made, seconded and carried it was:
RESOLVED, to increase membership rates across the board by \$50 each, increase membership cap to 330, and increase the cost of babysitter passes to \$50 each. Memberships will be available February 1, 2026.

Old Business

- Roof Insurance Claim – This issue may move forward to trial.

New Business

- None

Next Meeting Date

- The next meeting will be held on Tuesday, February 10 at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 10:02 p.m.

Respectfully submitted,
Tamara Walters, Association Manager

**Property Management Report
Copperfield Neighborhood Association
January 13, 2026**

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 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 one accounts owes late fees only – another one has paid.
- I mailed annual dues notices on December 1. 176 owners have paid so far. I will send reminders in February.
- All accounts have been reconciled through December and available balances are indicated below.

Available Account Balances in Online Banking as of January 13, 2026

Copperfield Neighborhood Association

- Central Bank Checking - \$10,026.86 (Zelle payments are still going to this account)
- South Central Bank Checking - \$32,521.86 (QB - \$27,928.71, plus \$4,750 pending deposit)
- South Central Bank Money Market - \$31,444.55

Copperfield Swim Club

- South Central Bank Checking - \$93.43 (QB - -\$2,186.57)
- South Central Bank Money Market - \$2,935.02

Copperfield Neighborhood Association
Budget vs Actual
January 1 - December 31 2025

	Total to Date	2025 Budget	Difference
Income			
Clubhouse Rental Fees	\$16,595.00	\$10,000.00	\$6,595.00
Dues	\$108,250.00	\$108,500.00	(\$250.00)
Fines/Refunds	\$10.00	\$0.00	\$10.00
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	\$127,555.00	\$118,500.00	\$9,055.00
Gross Profit	\$127,555.00	\$118,500.00	\$9,055.00
Expenses			
Association Management	\$15,600.00	\$15,600.00	\$0.00
Annual Report	\$15.00	\$0.00	(\$15.00)
Christmas Decorations	\$0.00	\$2,325.00	\$2,325.00
Clubhouse Management	\$6,500.00	\$6,000.00	(\$500.00)
Bank fees & service charges	\$139.40	\$0.00	(\$139.40)
General Repairs	\$67,415.91	\$21,775.00	(\$45,640.91)
Sign Repairs	\$0.00	\$6,500.00	\$6,500.00
Insurance	\$7,039.18	\$6,000.00	(\$1,039.18)
Irrigation	\$630.70	\$500.00	(\$130.70)
Landscaping/Mowing	\$29,958.61	\$22,000.00	(\$7,958.61)
Total General Expenses	\$127,298.80	\$80,700.00	(\$46,598.80)
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	\$6,062.02	\$2,650.00	(\$3,412.02)
Social Activities	\$2,707.36	\$4,000.00	\$1,292.64
Property Taxes	\$928.90	\$1,000.00	\$71.10

Utilities			
Electricity	\$8,474.31	\$8,100.00	(\$374.31)
Gas	\$3,565.58	\$2,000.00	(\$1,565.58)
Internet	\$1,588.95	\$2,200.00	\$611.05
Sewer	\$11,221.47	\$0.00	(\$11,221.47)
Water	\$20,101.62	\$17,000.00	(\$3,101.62)
Total Utilities	\$44,951.93	\$29,300.00	(\$15,651.93)
Web Hosting	\$600.00	\$600.00	\$0.00
Total Expenses	\$186,727.59	\$118,500.00	(\$68,227.59)
Net Operating Income	(\$59,172.59)	\$0.00	(\$59,172.59)
Other Income			
Interest earned	\$3,514.65	\$0.00	\$3,514.65
Late Fees/Fines	\$2,502.38	\$0.00	\$2,502.38
Total Other Income	\$6,017.03	\$0.00	\$6,017.03
Net Other Income	\$6,017.03	\$0.00	\$6,017.03
Net Income	(\$53,155.56)	\$0.00	(\$53,155.56)

Swim Club	Total to Date	2025 Budget	Difference
Income			
Pool Pass Fees	\$185,867.13	\$170,000.00	\$15,867.13
Expenses			
Chemicals	\$11,551.06		
Contract Fee	\$71,205.00		
Equipment	\$3,494.58		
Landscaping	\$3,009.53		
Lifeguard Labor	\$25,693.57		
Popsicles	\$169.66		
Repairs and Maintenance	\$9,214.35		
Software	\$745.00		
Total Expenses	\$125,082.75	\$112,160.00	(\$12,922.75)
Net Income	\$60,784.38	\$282,160.00	\$2,944.38
Pool Renovation	\$327,773.99	\$400,000.00	(\$72,226.01)
Interest on Loan	\$12,425.91		