

**Copperfield Neighborhood Association Board**  
**February 10, 2026 Board Meeting Minutes**

**Present:**

Josh Fain  
Clifton Daugherty  
Eddy Demarcus  
Brent Hourigan  
Daniel Mercer  
Scott Pappas  
Lauren Weissmueller (via phone)

Tammy Walters – Association Manager

**Absent:** None

**Minutes:**

Tammy Walters

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

**Minutes**

Upon motion duly made, seconded and carried it was:  
RESOLVED, that the January 13, 2026 board meeting minutes were approved.

**Introduction of Guests** – There were no guests in attendance.

**Social**

- The Social Committee is still looking for additional members.
- Trivia Night will take place on Friday, February 20.

**Treasurer's Report**

- Mrs. Walters provided the current accounts receivable summary, account balances, and profit and loss statement and answered all questions. The board decided to continue the practice of not waiving late fees.
- Audit – Mr. Fain reported that he received an email from the accounting firm regarding a potential audit. He will send pricing to the board once he receives it.
- Budgets – The board discussed draft neighborhood and pool budgets.

Upon motion duly made, seconded and carried it was:  
RESOLVED, that the proposed 2026 neighborhood budget was approved.

The board will continue to discuss the pool budget.

**Facilities**

- Street Signs – The contractor would like to have all materials purchased and ready to install before working on the project. The board discussed sign blade options, post options and painting. They will continue discussion with samples at the March meeting.
- Pool Bathrooms – Mr. Hourigan has a vendor that will provide a quote in April.
- Remaining items are on hold.

**Pool**

- Pool Leak – Pipe Savers doesn't know why the system failed and they are troubleshooting with Lexington Pools. According to Lexington Pools, Pipe Savers has ordered the materials and is planning to fix the issue.
- 2026 Pool Season Update – 116 Memberships have been sold to date.
- Sail Shade – Although there was some ice holding on it, it appears to be springing back after drying.

**Old Business**

- Roof Insurance Claim – This issue is moving forward with depositions in March. There is a new roof issue that will be reported.

**New Business**

- None.

**Next Meeting Date**

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

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:34 p.m.

Respectfully submitted,  
Tamara Walters, Association Manager

**Property Management Report  
Copperfield Neighborhood Association  
February 10, 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 reminder notices on February 4 to 118 owners. There are now 58 overdue accounts. Any remaining overdue accounts will receive a \$50 late fee on March 1.
- All accounts have been reconciled through January and available balances are indicated below.

**Available Account Balances in Online Banking as of February 10, 2026**

**Copperfield Neighborhood Association**

- Central Bank Checking - \$19,521.48
- South Central Bank Checking - \$57,789.76
- South Central Bank Money Market - \$31,521.05

**Copperfield Swim Club**

- South Central Bank Checking - \$68,668.72
- South Central Bank Money Market - \$2,943.05

**Copperfield Neighborhood Association**  
**Budget vs Actual (Accrual Basis)**  
**January 1 - 31 2026**

	Total to Date	2026 Budget	Difference
<b>Income</b>			
Clubhouse Rental Fees	\$0.00	\$16,750.00	(\$16,750.00)
Dues	\$108,250.00	\$108,250.00	\$0.00
Fines/Refunds	\$0.00	\$0.00	\$0.00
Reimbursed Legal Expenses	\$0.00	\$0.00	\$0.00
Tennis Key Income	\$0.00	\$0.00	\$0.00
<b>Total Income</b>	<b>\$108,250.00</b>	<b>\$125,000.00</b>	<b>(\$16,750.00)</b>
<b>Gross Profit</b>	<b>\$108,250.00</b>	<b>\$125,000.00</b>	<b>(\$16,750.00)</b>
<b>Expenses</b>			
Association Management	\$1,300.00	\$15,600.00	\$14,300.00
Annual Report	\$0.00	\$0.00	\$0.00
Christmas Decorations	\$0.00	\$0.00	\$0.00
Clubhouse Management	\$500.00	\$6,500.00	\$6,000.00
Bank fees & service charges	\$0.00	\$0.00	\$0.00
General Repairs	\$390.77	\$20,750.00	\$20,359.23
Sign Repairs	\$0.00	\$0.00	\$0.00
Insurance	\$0.00	\$7,000.00	\$7,000.00
Irrigation	\$0.00	\$0.00	\$0.00
Landscaping/Mowing	\$1,975.13	\$23,700.00	\$21,724.87
<b>Total General Expenses</b>	<b>\$4,165.90</b>	<b>\$73,550.00</b>	<b>\$69,384.10</b>
<b>Legal &amp; Accounting Services</b>			
Accounting Fees	\$0.00	\$1,250.00	\$1,250.00
Legal Fees	\$0.00	\$3,000.00	\$3,000.00
<b>Total Legal &amp; Accounting Services</b>	<b>\$0.00</b>	<b>\$4,250.00</b>	<b>\$4,250.00</b>
<b>Office expenses</b>			
Office Supplies	\$0.00	\$0.00	\$0.00
Tennis Key Refund	\$0.00	\$0.00	\$0.00
Signs	\$0.00	\$0.00	\$0.00
Software & apps	\$0.00	\$0.00	\$0.00
<b>Total Office expenses</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Security	\$242.21	\$3,000.00	\$2,757.79
Social Activities	\$0.00	\$4,000.00	\$4,000.00
Property Taxes	\$0.00	\$1,000.00	\$1,000.00

<b>Utilities</b>			
Electricity	\$407.87	\$8,500.00	\$8,092.13
Gas	\$330.74	\$3,500.00	\$3,169.26
Internet	\$174.31	\$2,200.00	\$2,025.69
Sewer	\$0.00	\$0.00	\$0.00
Water	\$249.66	\$20,000.00	\$19,750.34
<b>Total Utilities</b>	<b>\$1,162.58</b>	<b>\$34,200.00</b>	<b>\$33,037.42</b>
Web Hosting	\$0.00	\$0.00	\$0.00
<b>Total Expenses</b>	<b>\$5,570.69</b>	<b>\$120,000.00</b>	<b>\$114,429.31</b>
<b>Net Operating Income</b>	<b>\$102,679.31</b>	<b>\$5,000.00</b>	<b>\$97,679.31</b>
<b>Other Income</b>			
Interest earned	\$90.67	\$0.00	\$90.67
Late Fees/Fines	\$0.00	\$0.00	\$0.00
<b>Total Other Income</b>	<b>\$90.67</b>	<b>\$0.00</b>	<b>\$90.67</b>
<b>Net Other Income</b>	<b>\$90.67</b>	<b>\$0.00</b>	<b>\$90.67</b>
<b>Net Income</b>	<b>\$102,769.98</b>	<b>\$5,000.00</b>	<b>\$97,769.98</b>
<i>Transfer Net Income to Savings</i>		<i>(\$5,000.00)</i>	
	<b>\$102,769.98</b>	<b>\$0.00</b>	<b>\$97,769.98</b>