

Copperfield Neighborhood Association Board
June 10, 2025 Board Meeting Minutes

Present:

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

Tammy Walters – Association Manager

Absent: Brent Hourigan

Minutes:

Tammy Walters

The June board meeting was called to order at 8:05 p.m. A quorum was present.

Minutes

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the May 15, 2025 board meeting minutes were approved.

Introduction of Guests

- Guests were in attendance and emails have been received lodging concerns about the yard at 1357 Corona Drive. The issue was discussed thoroughly.

Upon motion duly made, seconded and carried unanimously, it was:
RESOLVED, that the owner would be provided a notice giving 30 days to finish the project.

- Josh Greeman was in attendance to discuss the update regarding the flagpole. After discussion, the board approved expenditures for a new flag and hardware.

Outside Motions Prior to Meeting

- Currently Crocs coaches and Jeff Darling (neighborhood attorney) receive free pool membership.

Upon motion duly made, seconded and carried, it was:
RESOLVED, that the CNA board members will also receive free memberships annually.

Social

- Food Truck – Jennifer Perry and Stacy Salyer were in attendance to discuss the issue with food truck parking. Owners who are renting the clubhouse have been moving the cones that are in place to reserve parking for the food trucks. It was decided to move the food trucks to the curb outside the driveway.
- 4th of July Committee – Jennifer Perry will be the only social committee member in town during the event. Eddy suggested having the bike parade, a game each hour with prizes, food truck, snow cones, cotton candy, pickle ball tournaments for kids and adults. He and Jennifer will coordinate and let the board know what he needs from them.

Treasurer's Report

- Mrs. Walters provided the current accounts receivable summary, account balances, and profit and loss statement.

Facilities

- Tennis/Pickleball Court Repairs/Upgrades – Mr. Daugherty met with Tennis Technology to address the initial issues that have now become more problematic. He reported that the cracks in the courts are currently covered with fabric that could be replaced or added to new cracks. Mr. Fain will research further.
- Tennis Court Windscreens – No update.
- Tennis Court Rules – Won't be needed until the work on the court is completed.
- Front Stoop Sealer – This will be completed by Nathan soon.
- Tree Work – Mr. Fain reported that the tree work along Clays Mill should be completed once things dry up.
- Fence – Mr. Fain stated that Mr. Hourigan is working with the fence contractor and getting that work scheduled once the weather is dry.
- Pool Bathroom Painting – The board discussed and decided to hold this until next year.

Pool

- Pool Remodel Update – Mr. Fain reported that the gas meter was installed, but a regulator was not installed. It has been ordered and the gas company will come back to install it. After that, things can be connected.
- Lifeguards – Mr. Fain reported that the pool manager will be replaced soon.
- Gatherings – Mr. Fain discussed guest pass use and that members can purchase guest passes, but cannot reserve space for private parties.

New Business

- Street Parking – Mr. Fain reached out to the city to find out the process for banning street parking on the portion of Clubhouse Drive from Copper Run Boulevard to Corona Drive. Two of the three owners have to agree to have one side designated at "no parking". Mr. Demarcus will contact the neighbors.
- Trash Cans – Mr. Fain will get pricing for continued cleaning of the trash cans.

Old Business

- Clubhouse Furniture – No update.
- Roof Insurance Claim – Still in process.
- Small Claims Court – This issue has been resolved.

Next Meeting Date

- The next meeting will be held on July 8, 2025 at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 10:17 p.m.

Respectfully submitted,
Tamara Walters, Association Manager

**Property Management Report
Copperfield Neighborhood Association
June 2025 (May 14 – June 10)**

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 has not paid); Payment rate for 2025 is 98.85% - there are five outstanding accounts that have not paid dues and late fees and two accounts owe late fees only.
- Mailed late notices the first week of June.
- All accounts have been reconciled through May and available balances are indicated below.

Managerial

- Purchased ten new master keys.

Available Account Balances in Online Banking as of June 10, 2025

Copperfield Neighborhood Association

- Central Bank Checking - \$6,592.07 (QB – \$6,413.99)
- South Central Bank CD - \$50,948.28
- South Central Bank Checking - \$57,808.72 (QB - \$45,956.82)
- South Central Bank Money Market - \$97,484.27

Copperfield Swim Club

- South Central Bank Checking - \$88,679.33
- South Central Bank Money Market - \$76,221.01

Copperfield Neighborhood Association
Budget vs Actual
January 1 - June 10 2025

	Total to Date	2025 Budget	Difference
Income			
Clubhouse Rental Fees	\$7,175.00	\$10,000.00	(\$2,825.00)
Dues	\$108,250.00	\$108,500.00	(\$250.00)
Fines/Refunds	(\$250.00)	\$0.00	(\$250.00)
Reimbursed Legal Expenses	\$0.00	\$0.00	\$0.00
Tennis Key Income	\$100.00	\$0.00	\$100.00
Total Income	\$115,275.00	\$118,500.00	(\$3,225.00)
Gross Profit	\$115,275.00	\$118,500.00	(\$3,225.00)
Expenses			
Association Management	\$7,800.00	\$15,600.00	\$7,800.00
Annual Report	\$15.00	\$0.00	(\$15.00)
Christmas Decorations	\$0.00	\$2,325.00	\$2,325.00
Clubhouse Management	\$3,000.00	\$6,000.00	\$3,000.00
Bank fees & service charges	\$102.40	\$0.00	(\$102.40)
General Repairs	\$23,266.34	\$21,775.00	(\$1,491.34)
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	\$18,107.80	\$22,000.00	\$3,892.20
Total General Expenses	\$59,330.72	\$80,700.00	\$21,369.28
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)
Signs	\$0.00	\$0.00	\$0.00
Software & apps	\$0.00	\$0.00	\$0.00
Total Office expenses	\$57.43	\$0.00	(\$57.43)
Security	\$1,326.06	\$2,650.00	\$1,323.94
Social Activities	\$922.85	\$4,000.00	\$3,077.15
Property Taxes	\$0.00	\$1,000.00	\$1,000.00

Utilities			
Electricity	\$1,799.84	\$8,100.00	\$6,300.16
Gas	\$1,956.28	\$2,000.00	\$43.72
Internet	\$536.83	\$2,200.00	\$1,663.17
Sewer	\$0.00	\$0.00	\$0.00
Water	\$1,697.64	\$17,000.00	\$15,302.36
Total Utilities	\$5,990.59	\$29,300.00	\$23,309.41
Web Hosting	\$0.00	\$600.00	\$600.00
Total Expenses	\$68,877.65	\$118,500.00	\$49,622.35
Net Operating Income	\$46,397.35	\$0.00	\$46,397.35
Other Income			
Interest earned	\$1,371.22	\$0.00	\$1,371.22
Late Fees/Fines	\$2,052.38	\$0.00	\$2,052.38
Total Other Income	\$3,423.60	\$0.00	\$3,423.60
Net Other Income	\$3,423.60	\$0.00	\$3,423.60
Net Income	\$49,820.95	\$0.00	\$49,820.95

Swim Club	Total to Date	2025 Budget	Difference
Income			
Pool Pass Fees	\$184,130.58	\$170,000.00	\$14,130.58
Expenses			
Pool Operations	\$72,425.99	\$112,160.00	\$39,734.01
Net Income	\$111,704.59	\$282,160.00	\$53,864.59
Pool Renovation	\$260,030.60	\$400,000.00	(\$139,969.40)