

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

**Present:**

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

Tammy Walters – Association Manager

**Absent:** Daniel Mercer

**Minutes:**

Tammy Walters

**The March board meeting was called to order at 8:30 p.m. A quorum was present.**

**Minutes**

Upon motion duly made, seconded and carried it was:

RESOLVED, that the February 10, 2026 board meeting minutes were approved.

**Introduction of Guests** – Tom Wathen and Warren Anderson were in attendance to check the status of the Pipe Savers trucks in the parking lot. Mr. Fain reported that a repair that was performed approximately four years ago had failed and the vendor is repairing under warranty. The board and neighbors discussed historical issues with the pool and the importance of saving money for future issues.

**Outside Motions Prior to Meeting**

Upon motion duly made, seconded and carried it was:

RESOLVED, that a porch addition is approved for 1461 Corona Drive.

Upon motion duly made, seconded and carried it was:

RESOLVED, that Tim Geertz will receive a 2026 pool membership for donated legal services.

**Social**

- Ladies Night will be held on Thursday, March 12 at 7:00 pm.
- The Easter Bunny will be at the clubhouse on March 29 at 2:00 pm.

**Treasurer's Report**

- Financial Update – Mr. Fain reported that he and Mrs. Walters have been reconciling the transactions for the loan and the accounts.
- Accounts Receivable – Mrs. Walters reported that there are 13 owners with outstanding fees for 2026 and one additional for 2025/2026.

**Facilities**

- Pool Bathrooms – Mr. Hourigan has a vendor that will be able to complete the work once the weather is warmer and will have a quote in April.
- Fence – Mr. Hourigan will look into having the fence around the pool heater stained.
- Landscaping – Mr. Hourigan will get a quote from Sharp Lawn about landscaping around that fence as well.

- Wind Screens – Mr. Hourigan mentioned that the screens need to be reinstalled. Mr. Fain will contact Nathan to see if he can complete the work by the beginning of April.
- Remaining items are on hold.

### **Pool**

- Filter Update – Finishing up and then waiting for inspection by the Health Department.
- Light Fixtures – These have not yet been replaced. May be waiting for Pipe Savers to finish work.
- 2026 Pool Season Update – 253 Memberships have been sold to date.

### **Old Business**

- Roof Insurance Claim – This issue is moving forward with depositions this month.

### **New Business**

- Spring Yard Sale will take place May 15 and 16.

### **Next Meeting Date**

- The next meeting will be held on Tuesday, April 14 at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 10:15 p.m.

Respectfully submitted,  
Tamara Walters, Association Manager

**Property Management Report  
Copperfield Neighborhood Association  
March 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 – 100%; 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.
- There are now 13 overdue accounts. All overdue accounts received a \$50 late fee on March 1 and those invoices were mailed last week.
- All accounts have been reconciled through February and available balances are indicated below.

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

**Copperfield Neighborhood Association**

- Central Bank Checking - \$7,929.08
- South Central Bank Checking - \$91,097.84
- South Central Bank Money Market - \$31,592.62

**Copperfield Swim Club**

- South Central Bank Checking - \$153,464.68
- South Central Bank Money Market - \$2,949.73

**Copperfield Neighborhood Association**  
**Budget vs Actual (Accrual Basis)**  
**January 1 - February 28 2026**

	Total to Date	2026 Budget	Difference
<b>Income</b>			
Clubhouse Rental Fees	\$400.00	\$16,750.00	(\$16,350.00)
Dues	\$108,250.00	\$108,250.00	\$0.00
Fines/Refunds	\$350.00	\$0.00	\$350.00
Reimbursed Legal Expenses	\$0.00	\$0.00	\$0.00
Tennis Key Income	\$0.00	\$0.00	\$0.00
<b>Total Income</b>	<b>\$109,000.00</b>	<b>\$125,000.00</b>	<b>(\$16,000.00)</b>
<b>Gross Profit</b>	<b>\$109,000.00</b>	<b>\$125,000.00</b>	<b>(\$16,000.00)</b>
<b>Expenses</b>			
Association Management	\$2,600.00	\$15,600.00	\$13,000.00
Annual Report	\$0.00	\$0.00	\$0.00
Christmas Decorations	\$0.00	\$0.00	\$0.00
Clubhouse Management	\$1,000.00	\$6,500.00	\$5,500.00
Bank fees & service charges	\$0.00	\$0.00	\$0.00
General Repairs	\$951.54	\$20,750.00	\$19,798.46
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>\$6,526.67</b>	<b>\$73,550.00</b>	<b>\$67,023.33</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	\$484.42	\$3,000.00	\$2,515.58
Social Activities	\$104.51	\$4,000.00	\$3,895.49
Property Taxes	\$0.00	\$1,000.00	\$1,000.00

<b>Utilities</b>			
Electricity	\$830.35	\$8,500.00	\$7,669.65
Gas	\$782.97	\$3,500.00	\$2,717.03
Internet	\$348.60	\$2,200.00	\$1,851.40
Sewer	\$0.00	\$0.00	\$0.00
Water	\$531.01	\$20,000.00	\$19,468.99
<b>Total Utilities</b>	<b>\$2,492.93</b>	<b>\$34,200.00</b>	<b>\$31,707.07</b>
Web Hosting	\$0.00	\$0.00	\$0.00
<b>Total Expenses</b>	<b>\$9,608.53</b>	<b>\$120,000.00</b>	<b>\$110,391.47</b>
<b>Net Operating Income</b>	<b>\$99,391.47</b>	<b>\$5,000.00</b>	<b>\$94,391.47</b>
<b>Other Income</b>			
Interest earned	\$176.52	\$0.00	\$176.52
Late Fees/Fines	\$1,549.22	\$0.00	\$1,549.22
<b>Total Other Income</b>	<b>\$1,725.74</b>	<b>\$0.00</b>	<b>\$1,725.74</b>
<b>Net Other Income</b>	<b>\$1,725.74</b>	<b>\$0.00</b>	<b>\$1,725.74</b>
<b>Net Income</b>	<b>\$101,117.21</b>	<b>\$5,000.00</b>	<b>\$96,117.21</b>
<i>Transfer Net Income to Savings</i>		<i>(\$5,000.00)</i>	
	<b>\$101,117.21</b>	<b>\$0.00</b>	<b>\$96,117.21</b>