

Copperfield Neighborhood Association Board
April 14, 2026 Board Meeting Minutes

Present:

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

Tammy Walters – Association Manager

Absent: None

Minutes:

Tammy Walters

The April board meeting was called to order at 8:36 p.m. A quorum was present.

Minutes

Upon motion duly made, seconded and carried it was:
RESOLVED, that the March 10, 2026 board meeting minutes were approved.

Introduction of Guests – Dan Stone attended to request an update about the pool. Mr. Fain and Mr. Hourigan explained the need for a contractor to bore out a “knot” that is in the drainpipe of the pool.

Outside Motions Prior to Meeting

Upon motion duly made, seconded and carried it was:
RESOLVED, to replace the HVAC system at a cost of \$7,100.

Social

- Ladies Night will be held on Thursday, April 23 at 7:00 pm.

Treasurer’s Report

- Financial Update – Mrs. Walters provided the financial update and recommended moving some of the money to the money market account.

Upon motion duly made, seconded and carried it was:
RESOLVED, to transfer \$75,000 from the Swim Club checking account to the Swim Club Money Market account to earn interest on the account.

- Accounts Receivable – Mrs. Walters reported that there are 10 owners with outstanding fees for 2026 and one additional for 2025/2026.

Facilities

- Facilities Chair Position – Mr. Hourigan reported that he is stepping down from this position, effective immediately. He will provide guidance and assistance as needed.
- Pool Bathrooms – Mr. Hourigan recommended using the same vendor that made the repair in the basement to repair the drywall and paint.
- Bottle Refill Station – The board is still considering having this installed.

- Wind Screens – Mr. Fain will contact Nathan to see when he will put the wind screens back up.
- Tennis Courts – Mr. Hourigan will reach out to Tennis Technology have the final few seams repaired.
- Remaining items are on hold.

Pool

- Filter Update – Waiting for inspection by the Health Department.
- Light Fixtures – This work has begun to seal the lights.
- 2026 Pool Season Update – 293 Memberships have been sold to date.

Upon motion duly made, seconded and carried it was:

RESOLVED, to engage with Buchanan Contracting to bore out the blockage in the main drain and make any necessary repairs at a cost not to exceed \$21,000.

Upon motion duly made, seconded and carried it was:

RESOLVED, to purchase another Crocs label for the pool entrance to replace the existing one.

Old Business

- Roof Insurance Claim – They are currently waiting for mediation dates.

Next Meeting Date

- The next meeting will be held on Tuesday, May 12 at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:59 p.m.

Respectfully submitted,
Tamara Walters, Association Manager

**Property Management Report
Copperfield Neighborhood Association
April 14, 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.
- There are now 10 overdue accounts for 2026, but four of those are \$50 late fees only. All overdue accounts received an additional \$50 late fee on April 4 and those invoices were mailed today.
- All accounts have been reconciled through March and available balances are indicated below.

Available Account Balances in Online Banking as of April 14, 2026

Copperfield Neighborhood Association

- Central Bank Checking - \$8,233.57
- South Central Bank Checking - \$89,225.81 (QB - \$76,565.41)
- South Central Bank Money Market - \$31,674.61

Copperfield Swim Club

- South Central Bank Checking - \$174,689.87 (QB - \$162,562.79)
- South Central Bank Money Market - \$2,957.38

Copperfield Neighborhood Association
Budget vs Actual (Accrual Basis)
January 1 - April 6 2026

	Total to Date	2026 Budget	Difference
Income			
Clubhouse Rental Fees	\$2,875.00	\$16,750.00	(\$13,875.00)
Dues	\$108,250.00	\$108,250.00	\$0.00
Fines/Refunds	\$450.00	\$0.00	\$450.00
Reimbursed Legal Expenses	\$0.00	\$0.00	\$0.00
Tennis Key Income	\$120.00	\$0.00	\$120.00
Total Income	\$111,695.00	\$125,000.00	(\$13,305.00)
Gross Profit	\$111,695.00	\$125,000.00	(\$13,305.00)
Expenses			
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	\$0.53	\$0.00	(\$0.53)
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
Total General Expenses	\$6,527.20	\$73,550.00	\$67,022.80
Legal & Accounting Services			
Accounting Fees	\$0.00	\$1,250.00	\$1,250.00
Legal Fees	\$0.00	\$3,000.00	\$3,000.00
Total Legal & Accounting Services	\$0.00	\$4,250.00	\$4,250.00
Office expenses			
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
Total Office expenses	\$0.00	\$0.00	\$0.00
Security	\$626.63	\$3,000.00	\$2,373.37
Social Activities	\$379.51	\$4,000.00	\$3,620.49
Property Taxes	\$0.00	\$1,000.00	\$1,000.00

Utilities			
Electricity	\$1,238.71	\$8,500.00	\$7,261.29
Gas	\$1,029.22	\$3,500.00	\$2,470.78
Internet	\$522.89	\$2,200.00	\$1,677.11
Sewer	\$0.00	\$0.00	\$0.00
Water	\$824.42	\$20,000.00	\$19,175.58
Total Utilities	\$3,615.24	\$34,200.00	\$30,584.76
Web Hosting	\$0.00	\$0.00	\$0.00
Total Expenses	\$11,148.58	\$120,000.00	\$108,851.42
Net Operating Income	\$100,546.42	\$5,000.00	\$95,546.42
Other Income			
Interest earned	\$181.01	\$0.00	\$181.01
Late Fees/Fines	\$1,449.22	\$0.00	\$1,449.22
Total Other Income	\$1,630.23	\$0.00	\$1,630.23
Net Other Income	\$1,630.23	\$0.00	\$1,630.23
Net Income	\$102,176.65	\$5,000.00	\$97,176.65
<i>Transfer Net Income to Savings</i>		<i>(\$5,000.00)</i>	
	\$102,176.65	\$0.00	\$97,176.65