

Copperfield Neighborhood Association Board
May 12, 2026 Board Meeting Minutes

Present:

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

Tammy Walters – Association Manager

Absent: Lauren Weissmueller

Minutes:

Tammy Walters

The May board meeting was called to order at 8:01 p.m. A quorum was present.

Minutes

Upon motion duly made, seconded and carried it was:

RESOLVED, that the April 14, 2026 board meeting minutes were approved.

Introduction of Guests – Tom Wathen and Gene Ferguson attended to obtain a pool update. Mr. Fain reported that Pipe Savers was able to re-line the area that was leaking. American Leak Detection will be out Thursday to check the system. Buchanan has removed the blockage that was left by Pipe Savers and will fix the pipe in the deep end by Friday, followed by concrete pouring and then filling of the pool.

Social

- The Social Committee is still looking for additional members.
- Ladies Night will be held on Thursday, May 14 at 7:00 pm.
- Mahjong 101 will take place on May 21 and May 28 from 5:30 pm to 8:30 pm.

Treasurer's Report

- Financial Update – Mrs. Walters provided the financial update.
- Accounts Receivable – Mrs. Walters reported that there are eight owners with outstanding fees for 2026 and one additional for 2025/2026.

Facilities

- General Repairs Update/Pool Bathroom Painting/Remodel – Repairs still need to be made.
- Tennis Court – Mr. Hourigan is meeting with Tennis Technology to address issues.
- Water Bottle Fill Station – Mr. Pappas will contact a plumber regarding this installation.
- Wind Screens – Nathan still needs to hang the wind screens.
- Trash cans – Mr. DeMarcus requested to change out trash and recycling cans and they are waiting for cans to be available again.

Pool

- Pool Repair/Remodel/Filter Update – The Health Department may need to inspect the filter.
- Surge Tank/Light Fixtures – Lights will be fixed when the concrete is filled in.
- 2026 Pool Season Update – 306 Memberships have been sold to date.
- Snack Shack – The snack shack needs to be cleaned.

- Venmo – The pool needs to obtain a virtual cell phone number through Slynnumber at a cost of \$50 per year.

Upon motion duly made, seconded and carried it was:

RESOLVED, to purchase a virtual cell phone number for \$50 per year.

- Umbrellas – Mr. Mercer is purchasing replacement umbrellas.
- Popsicles – Mr. DeMarcus will purchase popsicles.
- Lifeguard Meeting – Mr. DeMarcus will attend the lifeguard meeting.

Old Business

- Roof Insurance Claim – They are still waiting for mediation dates. Depositions are being scheduled as well.

Next Meeting Date

- The next meeting will be held on Tuesday, June 9 at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:35 p.m.

Respectfully submitted,
Tamara Walters, Association Manager

**Property Management Report
Copperfield Neighborhood Association
May 12, 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 2025 is 99.77% - there is one outstanding account that has not paid dues and late fees.
- There are now nine overdue accounts for 2026, but four of those are \$50 late fees only. All overdue accounts received an additional \$50 late fee on May 4 and those invoices were mailed today.
- All accounts have been reconciled through April and available balances are indicated below.

Available Account Balances in Online Banking as of May 12, 2026

Copperfield Neighborhood Association

- Central Bank Checking - \$7,987.95
- South Central Bank Checking - \$70,033.08 (QB - \$64,363.45)
- South Central Bank Money Market - \$31,751.67

Copperfield Swim Club

- South Central Bank Checking - \$97,574.49 (QB - \$70,842.34)
- South Central Bank Money Market - \$78,061.89

Copperfield Neighborhood Association
Budget vs Actual (Accrual Basis)
January 1 - April 30 2026

	Total to Date	2026 Budget	Difference
Income			
Clubhouse Rental Fees	\$2,475.00	\$16,750.00	(\$14,275.00)
Dues	\$108,250.00	\$108,250.00	\$0.00
Fines/Refunds	\$860.00	\$0.00	\$860.00
Reimbursed Legal Expenses	\$0.00	\$0.00	\$0.00
Tennis Key Income	\$120.00	\$0.00	\$120.00
Total Income	\$111,705.00	\$125,000.00	(\$13,295.00)
Gross Profit	\$111,705.00	\$125,000.00	(\$13,295.00)
Expenses			
Association Management	\$5,200.00	\$15,600.00	\$10,400.00
Annual Report	\$15.00	\$0.00	(\$15.00)
Christmas Decorations	\$0.00	\$0.00	\$0.00
Clubhouse Management	\$2,000.00	\$6,500.00	\$4,500.00
Bank fees & service charges	\$72.10	\$0.00	(\$72.10)
General Repairs	\$9,593.22	\$20,750.00	\$11,156.78
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	\$7,900.52	\$23,700.00	\$15,799.48
Total General Expenses	\$24,780.84	\$73,550.00	\$48,769.16
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	\$968.84	\$3,000.00	\$2,031.16
Social Activities	\$598.64	\$4,000.00	\$3,401.36
Property Taxes	\$0.00	\$1,000.00	\$1,000.00

Utilities			
Electricity	\$1,632.92	\$8,500.00	\$6,867.08
Gas	\$1,198.82	\$3,500.00	\$2,301.18
Internet	\$697.18	\$2,200.00	\$1,502.82
Sewer	\$0.00	\$0.00	\$0.00
Water	\$1,132.77	\$20,000.00	\$18,867.23
Total Utilities	\$4,661.69	\$34,200.00	\$29,538.31
Web Hosting	\$0.00	\$0.00	\$0.00
Total Expenses	\$31,010.01	\$120,000.00	\$88,989.99
Net Operating Income	\$80,694.99	\$5,000.00	\$75,694.99
Other Income			
Interest earned	\$456.60	\$0.00	\$456.60
Late Fees/Fines	\$1,549.22	\$0.00	\$1,549.22
Total Other Income	\$2,005.82	\$0.00	\$2,005.82
Net Other Income	\$2,005.82	\$0.00	\$2,005.82
Net Income	\$82,700.81	\$5,000.00	\$77,700.81
<i>Transfer Net Income to Savings</i>		<i>(\$5,000.00)</i>	
	\$82,700.81	\$0.00	\$77,700.81

	Total to Date	2026 Budget	Difference
Swim Club			
Income			
Pool Pass Fees	\$190,227.89	\$200,000.00	<i>(\$9,772.11)</i>
Expenses			
Chemicals	\$0.00	\$12,800.00	
Contract Fee	\$10,000.00	\$75,900.00	
Equipment	\$0.00	\$0.00	
Landscaping	\$0.00	\$0.00	
Lifeguard Labor	\$0.00	\$26,100.00	
Popsicles	\$0.00	\$0.00	
Repairs and Maintenance	\$25,245.00	\$12,360.00	
Water	\$0.00	\$5,000.00	
Loan Payment	\$7,722.77	\$57,840.00	
Transfer to Savings	\$0.00	\$10,000.00	
Software	\$0.00	\$0.00	
Total Expenses	\$42,967.77	\$200,000.00	\$157,032.23
Net Income	\$147,260.12	\$0.00	\$147,260.12