

**Copperfield Neighborhood Association Board**  
**June 9, 2026 Board Meeting Minutes**

**Present:**

Josh Fain  
Clifton Daugherty  
Eddy Demarcus  
Scott Pappas  
Lauren Weissmueller

Tammy Walters – Association Manager

**Absent:** Brent Hourigan, Daniel Mercer

**Minutes:**

Tammy Walters

**The June board meeting was called to order at 7:05 p.m. A quorum was present.**

**Minutes**

Upon motion duly made, seconded and carried it was:

RESOLVED, that the May 12, 2026 board meeting minutes were approved.

**Introduction of Guests – None**

**Social**

- The Social Committee has found some volunteers to assist with July 4 and the board discussed potential activities for the day.
- Ladies Night Progressive Patio Walks will take place on June 11 and 16.

**Treasurer's Report**

- Financial Update – Mrs. Walters provided the financial update.
- Accounts Receivable – Mrs. Walters reported that there are seven owners with outstanding fees for 2026 and one additional for 2025/2026. Overdue accounts will receive an intent to lien letter this week.

**Facilities**

- Wind Screens – The wind screens have been put up.

**Pool**

- Restrooms – The plumbing repairs have been made but cannot be properly winterized as-is. Additional repairs will be necessary to correct these issues.
- Pipes – Buchanan has reported that additional milling may need to be completed to fully clear the lines.
- Pool Inspection – There has been no notice that the Health Department has performed their inspection to see that the main drain is functioning.
- 2026 Pool Season Update – 325 Memberships have been sold to date.

Upon motion duly made, seconded and carried it was:

RESOLVED, that popsicles will only be available on major holidays (Memorial Day, July 4, Labor Day)

Upon motion duly made, seconded and carried it was:  
RESOLVED, that the broken refrigerator will be disposed of.

**Next Meeting Date**

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

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 7:52 p.m.

Respectfully submitted,  
Tamara Walters, Association Manager

**Property Management Report  
Copperfield Neighborhood Association  
June 9, 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 eight overdue accounts for 2026, but three of those are late fees only. All overdue accounts received an additional \$50 late fee on June 5 and those invoices will be mailed with intent to lien letters this week.
- All accounts have been reconciled through May and available balances are indicated below.

**Available Account Balances in Online Banking as of June 9, 2026**

**Copperfield Neighborhood Association**

- Central Bank Checking - \$7,987.95
- South Central Bank Checking - \$67,606.29
- South Central Bank Money Market - \$31,826.34

**Copperfield Swim Club**

- South Central Bank Checking - \$72,026.01
- South Central Bank Money Market - \$78,245.47

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

|                                              | Total to Date       | 2026 Budget         | Difference           |
|----------------------------------------------|---------------------|---------------------|----------------------|
| <b>Income</b>                                |                     |                     |                      |
| Clubhouse Rental Fees                        | \$3,575.00          | \$16,750.00         | (\$13,175.00)        |
| 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                            | \$180.00            | \$0.00              | \$180.00             |
| <b>Total Income</b>                          | <b>\$112,865.00</b> | <b>\$125,000.00</b> | <b>(\$12,135.00)</b> |
| <b>Gross Profit</b>                          | <b>\$112,865.00</b> | <b>\$125,000.00</b> | <b>(\$12,135.00)</b> |
| <b>Expenses</b>                              |                     |                     |                      |
| Association Management                       | \$6,500.00          | \$15,600.00         | \$9,100.00           |
| Annual Report                                | \$15.00             | \$0.00              | (\$15.00)            |
| Christmas Decorations                        | \$0.00              | \$0.00              | \$0.00               |
| Clubhouse Management                         | \$2,500.00          | \$6,500.00          | \$4,000.00           |
| Bank fees & service charges                  | \$72.10             | \$0.00              | (\$72.10)            |
| General Repairs                              | \$9,887.19          | \$20,750.00         | \$10,862.81          |
| Sign Repairs                                 | \$0.00              | \$0.00              | \$0.00               |
| Insurance                                    | \$7,279.05          | \$7,000.00          | (\$279.05)           |
| Irrigation                                   | \$1,152.49          | \$0.00              | (\$1,152.49)         |
| Landscaping/Mowing                           | \$9,875.65          | \$23,700.00         | \$13,824.35          |
| <b>Total General Expenses</b>                | <b>\$37,281.48</b>  | <b>\$73,550.00</b>  | <b>\$36,268.52</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                                     | \$1,211.05          | \$3,000.00          | \$1,788.95           |
| Social Activities                            | \$598.64            | \$4,000.00          | \$3,401.36           |
| Property Taxes                               | \$0.00              | \$1,000.00          | \$1,000.00           |

|                                       |                    |                     |                    |
|---------------------------------------|--------------------|---------------------|--------------------|
| <b>Utilities</b>                      |                    |                     |                    |
| Electricity                           | \$2,040.07         | \$8,500.00          | \$6,459.93         |
| Gas                                   | \$1,338.41         | \$3,500.00          | \$2,161.59         |
| Internet                              | \$871.44           | \$2,200.00          | \$1,328.56         |
| Sewer                                 | \$0.00             | \$0.00              | \$0.00             |
| Water                                 | \$1,424.32         | \$20,000.00         | \$18,575.68        |
| <b>Total Utilities</b>                | <b>\$5,674.24</b>  | <b>\$34,200.00</b>  | <b>\$28,525.76</b> |
| Web Hosting                           | \$0.00             | \$0.00              | \$0.00             |
| <b>Total Expenses</b>                 | <b>\$44,765.41</b> | <b>\$120,000.00</b> | <b>\$75,234.59</b> |
| <b>Net Operating Income</b>           | <b>\$68,099.59</b> | <b>\$5,000.00</b>   | <b>\$63,099.59</b> |
| <b>Other Income</b>                   |                    |                     |                    |
| Interest earned                       | \$714.85           | \$0.00              | \$714.85           |
| Late Fees/Fines                       | \$1,753.22         | \$0.00              | \$1,753.22         |
| <b>Total Other Income</b>             | <b>\$2,468.07</b>  | <b>\$0.00</b>       | <b>\$2,468.07</b>  |
| <b>Net Other Income</b>               | <b>\$2,468.07</b>  | <b>\$0.00</b>       | <b>\$2,468.07</b>  |
| <b>Net Income</b>                     | <b>\$70,567.66</b> | <b>\$5,000.00</b>   | <b>\$65,567.66</b> |
| <i>Transfer Net Income to Savings</i> |                    | <i>(\$5,000.00)</i> |                    |
|                                       | <b>\$70,567.66</b> | <b>\$0.00</b>       | <b>\$65,567.66</b> |