

Copperfield Neighborhood Association Board
July 13, 2026 Board Meeting Minutes

Present:

Josh Fain
Clifton Daugherty
Eddy Demarcus
Brent Hourigan
Daniel Mercer
Scott Pappas (arrived at 8:30)

Tammy Walters – Association Manager

Absent: Lauren Weissmueller

Minutes:

Tammy Walters

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

Minutes

Upon motion duly made, seconded and carried it was:

RESOLVED, that the June 9, 2026 board meeting minutes were approved.

Introduction of Guests – Chris Rightmyer and Jonathan Dressman

Social

- Fourth of July Recap – Everything went well, but would be much better with a full committee helping. It's a lot of work for one person.
- Next Ladies Night is Thursday, July 16.
- Food Trucks – Food truck parking has been designated as the fourth parking space in front of the clubhouse. Mr. Mercer will research and provide options.

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. The board asked for a lien to be applied to the property with two years of dues and late fees due.

Facilities

- Recent Flooding of Clubhouse – During the day of a recent swim meet, the sink in the snack shack was left on and flooded the living area of the clubhouse. Additionally, during two recent rain events, there has been water in the basement. Mr. Hourigan will work with a vendor to take some remedial measures to pull water away from the property. The board discussed purchasing two air handlers for future needs.

Upon motion duly made, seconded and carried it was:

RESOLVED, that the board will spend up to \$400 to purchase two fans.

- Landscaping – Mr. Fain reported that Sharp Lawn sent an invoice for swimming pool planters for \$4,467.90. The board had budgeted \$3,000 for this expense based on last year's charge and the board discussed a counteroffer. Mr. Fain will contact Mr. Staley this week to discuss.

- Neighborhood Action Match Program – The application process is now open through August 14, 2026. The board voted to apply and make the request for updated street signs.

Upon motion duly made, seconded and carried it was:

RESOLVED, that the board will spend \$500 for Community Association Team to complete the grant application.

- Gates – Mr. Daugherty is working with Borders Fencing to determine repairs needed for the gates.

Pool

- 2026 Pool Season Update – 328 Memberships have been sold to date.

Old Business

- Roof Insurance Claim – Mr. Fain has already completed his deposition and is awaiting next steps.

Next Meeting Date

- The next meeting will be held on Tuesday, August 11 at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:54 p.m.

Respectfully submitted,
Tamara Walters, Association Manager

**Property Management Report
Copperfield Neighborhood Association
July 13, 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 seven overdue accounts for 2026:
 - Two are late fees only - \$50 each
 - One is only for violations fines - \$1,250
 - Three owe 2026 dues and late fees - \$500 each
 - One owes 2025 and 2026 dues and late fees - \$1,210
 - All overdue accounts received an additional \$50 late fee on July 6.
- All accounts have been reconciled through June and available balances are indicated below.

Available Account Balances in Online Banking as of July 13, 2026

Copperfield Neighborhood Association

- Central Bank Checking - \$8,544.67
- South Central Bank Checking - \$48,870.32
- South Central Bank Money Market - \$31,908.93

Copperfield Swim Club

- South Central Bank Checking - \$57,780.45 (QB - \$19,672.55 – outstanding check for \$22,863.05 and payment of \$14,960.23 today)
- South Central Bank Money Market - \$78,448.52

Pool Loan Balance

- \$351,268.72 as of June 29, 2026

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

	Total to Date	2026 Budget	Difference
Income			
Clubhouse Rental Fees	\$5,875.00	\$16,750.00	(\$10,875.00)
Dues	\$108,250.00	\$108,250.00	\$0.00
Fines/Refunds	\$1,310.00	\$0.00	\$1,310.00
Reimbursed Legal Expenses	\$0.00	\$0.00	\$0.00
Tennis Key Income	\$330.00	\$0.00	\$330.00
Total Income	\$115,765.00	\$125,000.00	(\$9,235.00)
Gross Profit	\$115,765.00	\$125,000.00	(\$9,235.00)
Expenses			
Association Management	\$7,800.00	\$15,600.00	\$7,800.00
Annual Report	\$15.00	\$0.00	(\$15.00)
Christmas Decorations	\$0.00	\$0.00	\$0.00
Clubhouse Management	\$3,000.00	\$6,500.00	\$3,500.00
Bank fees & service charges	\$72.10	\$0.00	(\$72.10)
General Repairs	\$10,358.52	\$20,750.00	\$10,391.48
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	\$11,927.82	\$23,700.00	\$11,772.18
Total General Expenses	\$41,604.98	\$73,550.00	\$31,945.02
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	\$1,453.26	\$3,000.00	\$1,546.74
Social Activities	\$775.65	\$4,000.00	\$3,224.35
Property Taxes	\$0.00	\$1,000.00	\$1,000.00

Utilities			
Electricity	\$2,444.35	\$8,500.00	\$6,055.65
Gas	\$2,255.69	\$3,500.00	\$1,244.31
Internet	\$1,045.70	\$2,200.00	\$1,154.30
Phone Service	\$49.99	\$0.00	(\$49.99)
Sewer	\$0.00	\$0.00	\$0.00
Water	\$8,261.70	\$20,000.00	\$11,738.30
Total Utilities	\$14,057.43	\$34,200.00	\$20,142.57
Web Hosting	\$0.00	\$0.00	\$0.00
Total Expenses	\$57,891.32	\$120,000.00	\$62,108.68
Net Operating Income	\$57,873.68	\$5,000.00	\$52,873.68
Other Income			
Interest earned	\$1,009.37	\$0.00	\$1,009.37
Late Fees/Fines	\$1,803.22	\$0.00	\$1,803.22
Total Other Income	\$2,812.59	\$0.00	\$2,812.59
Net Other Income	\$2,812.59	\$0.00	\$2,812.59
Net Income	\$60,686.27	\$5,000.00	\$55,686.27
<i>Transfer Net Income to Savings</i>		(\$5,000.00)	
	\$60,686.27	\$0.00	\$55,686.27

Swim Club	Total to Date	2026 Budget	Difference
Income			
Pool Pass Fees	\$208,449.60	\$200,000.00	\$8,449.60
Expenses			
Chemicals	\$2,058.35	\$12,800.00	
Contract Fee	\$50,000.00	\$75,900.00	
Equipment	\$0.00	\$0.00	
Landscaping	\$0.00	\$0.00	
Lifeguard Labor	\$0.00	\$26,100.00	
Popsicles	\$154.54	\$0.00	
Repairs and Maintenance	\$25,366.22	\$12,360.00	
Pool Renovation	\$29,250.00	\$0.00	
Water	\$0.00	\$5,000.00	
Loan Payment	\$16,949.83	\$57,840.00	
Transfer to Savings	\$0.00	\$10,000.00	
Software	\$0.00	\$0.00	
Total Expenses	\$123,778.94	\$200,000.00	\$76,221.06
Net Income	\$84,670.66	\$0.00	\$84,670.66
 Pool Loan Balance	 \$351,268.72	 \$400,000.00	 (\$48,731.28)