

Copperfield Neighborhood Association Board
August 10, 2026 Board Meeting Minutes

Present:

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

Tammy Walters – Association Manager

Absent: Scott Pappas

Minutes:

Tammy Walters

The August board meeting was called to order at 8:06 p.m. A quorum was present.

Minutes

Upon motion duly made, seconded and carried it was:

RESOLVED, that the July 13, 2026 board meeting minutes were approved.

Introduction of Guests – Jonathan Dressman

Social

- Members are needed for this committee.
- Back to School Bash hosted by Banners will take place on August 29 and the pool can stay open an hour later if the committee would like to have the extra time.

Treasurer's Report

- Financial Update – Mrs. Walters provided the financial update.
- Accounts Receivable – Mrs. Walters reported that 2025 dues are now paid in full and there is one owner with outstanding dues for 2026. There are two owners with only late fees due.

Facilities

- Tennis Court – There's a damaged spot on the tennis court that needs attention.
- Landscaping – Sharp Lawn removed weeds from the landscaping, moved some downed branches, and mulched the playground.

Pool

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

Old Business

- Pipe Savers LLC Claim – Mr. Hourigan obtained an estimate of \$142,000 for the repairs of damage caused by Pipe Savers and the board discussed moving forward with a claim against Pipe Savers for the repairs.
- Roof Insurance Claim – Mr. Fain described the outstanding amount of \$92,000 for repairs, fees and interest that was discussed at mediation. During the mediation there were several counteroffers, but no agreement was reached.

New Business

- 2027 Board of Directors Ballot – Kevin Dye, Jonathan Dressman, Daniel Mercer, Lauren Weissmueller, Eddy Demarcus, Josh Fain and Scott Pappas have asked to be included on the ballot.
- New Homeowner Pool Membership – Mr. DeMarcus stated that there are new homeowners that would like to join the pool for the remainder of the season.

Next Meeting Date

- The next meeting is the annual meeting to be held on Tuesday, September 8 at 7:00 p.m. Tammy will create the presentation and ballot.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:31 p.m.

Respectfully submitted,
Tamara Walters, Association Manager

**Property Management Report
Copperfield Neighborhood Association
August 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 2025 is 100%. After the lien was applied, the owner paid dues. Legal fees will need to be paid for the lien to be released.
- There are seven overdue accounts for 2026:
 - One is for late fees only - \$50
 - One is only for violations fines - \$1,400
 - Two owe 2026 dues and late fees - \$550 each
 - One owes legal fees and \$50 in late fees - \$475
 - All overdue accounts received an additional \$50 late fee on August 6.
- All accounts have been reconciled through July and available balances are indicated below.

Available Account Balances in Online Banking as of August 9, 2026

Copperfield Neighborhood Association

- Central Bank Checking - \$8,544.67
- South Central Bank Checking - \$42,117.45
- South Central Bank Money Market - \$31,989.15

Copperfield Swim Club

- South Central Bank Checking - \$34,873.03
- South Central Bank Money Market - \$78,645.74

Pool Loan Balance

- \$348,631.07 as of July 31, 2026

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

	Total to Date	2026 Budget	Difference
Income			
Clubhouse Rental Fees	\$7,000.00	\$16,750.00	(\$9,750.00)
Dues	\$108,250.00	\$108,250.00	\$0.00
Fines/Refunds	\$1,460.00	\$0.00	\$1,460.00
Reimbursed Legal Expenses	\$0.00	\$0.00	\$0.00
Tennis Key Income	\$360.00	\$0.00	\$360.00
Total Income	\$117,070.00	\$125,000.00	(\$7,930.00)
Gross Profit	\$117,070.00	\$125,000.00	(\$7,930.00)
Expenses			
Association Management	\$9,100.00	\$15,600.00	\$6,500.00
Annual Report	\$15.00	\$0.00	(\$15.00)
Christmas Decorations	\$0.00	\$0.00	\$0.00
Clubhouse Management	\$3,500.00	\$6,500.00	\$3,000.00
Bank fees & service charges	\$72.10	\$0.00	(\$72.10)
General Repairs	\$11,947.08	\$20,750.00	\$8,802.92
Sign Repairs	\$0.00	\$0.00	\$0.00
Insurance	\$7,279.05	\$7,000.00	(\$279.05)
Irrigation	\$1,579.52	\$0.00	(\$1,579.52)
Landscaping/Mowing	\$13,979.98	\$23,700.00	\$9,720.02
Total General Expenses	\$47,472.73	\$73,550.00	\$26,077.27
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	\$62.61	\$0.00	(\$62.61)
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	\$62.61	\$0.00	(\$62.61)
Security	\$1,695.47	\$3,000.00	\$1,304.53
Social Activities	\$2,357.11	\$4,000.00	\$1,642.89
Property Taxes	\$0.00	\$1,000.00	\$1,000.00

Utilities			
Electricity	\$3,995.90	\$8,500.00	\$4,504.10
Gas	\$2,558.81	\$3,500.00	\$941.19
Internet	\$1,219.96	\$2,200.00	\$980.04
Phone Service	\$49.99	\$0.00	(\$49.99)
Sewer	\$0.00	\$0.00	\$0.00
Water	\$13,144.33	\$20,000.00	\$6,855.67
Total Utilities	\$20,968.99	\$34,200.00	\$13,231.01
Web Hosting	\$0.00	\$0.00	\$0.00
Total Expenses	\$72,556.91	\$120,000.00	\$47,443.09
Net Operating Income	\$44,513.09	\$5,000.00	\$39,513.09
Other Income			
Interest earned	\$1,286.81	\$0.00	\$1,286.81
Late Fees/Fines	\$1,903.22	\$0.00	\$1,903.22
Total Other Income	\$3,190.03	\$0.00	\$3,190.03
Net Other Income	\$3,190.03	\$0.00	\$3,190.03
Net Income	\$47,703.12	\$5,000.00	\$42,703.12
<i>Transfer Net Income to Savings</i>		(\$5,000.00)	
	\$47,703.12	\$0.00	\$42,703.12

Swim Club	Total to Date	2026 Budget	Difference
Income			
Pool Pass Fees	\$208,995.75	\$200,000.00	\$8,995.75
Expenses			
Chemicals	\$4,259.90	\$12,800.00	
Contract Fee	\$60,000.00	\$75,900.00	
Equipment	\$412.73	\$0.00	
Landscaping	\$0.00	\$0.00	
Lifeguard Labor	\$0.00	\$26,100.00	
Popsicles	\$114.62	\$0.00	
Repairs and Maintenance	\$25,176.49	\$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	\$136,163.57	\$200,000.00	\$63,836.43
Net Income	\$72,832.18	\$0.00	\$72,832.18
 Pool Loan Balance	 \$348,631.07	 \$400,000.00	 (\$51,368.93)