

Copperfield Neighborhood Association Board
October 13, 2026 Board Meeting Minutes

Present:

Eddy Demarcus
Jonathan Dressman
Daniel Mercer
Scott Pappas

Tammy Walters – Association Manager

Absent: Josh Fain, Clifton Daugherty, Kevin Dye

Minutes:

Tammy Walters

The October board meeting was called to order at 8:00 p.m. A quorum was present.

Minutes

Upon motion duly made, seconded and carried it was:

RESOLVED, that the September 8 and September 24, 2026 board meeting minutes were approved.

Introduction of Guests – Sladyn Passman, Bluegrass Pool Management, made a presentation to the board.

They have been in business since 2017 and he has been full-time in this role for the last four years. He noted that they have transitioned their business model to focus on service and they have maintained 100% retention for all their customers this year.

He described their management structure, their daily processes (including a dedicated manager who will spend an hour to an hour and a half at each location), and their cost proposals.

Social

- Wigs, Wine and Singo will be held on October 15.
- The committee has requested assistance with Christmas decorations for the interior of the clubhouse.
- Neighborhood Yard Sale – October 16/17

Treasurer's Report

- Financial Update – Mrs. Walters provided the financial update and the board approved moving money from the reserves to the operational accounts to cover expenses.
- Accounts Receivable – Mrs. Walters provided the update. Only one owner still owes this year's dues. 2027 notices will go out in December.
- Association Management Contract – Mrs. Walters reported that her current contract is scheduled to end on November 30. She stated that she does not plan to make any adjustments to her pricing for the upcoming year and asked if the board would like to consider a renewal at the November meeting. The board responded affirmatively and a draft contract will be emailed.

Pool

- PipeSavers LLC Claim – The association has retained an attorney to issue a demand letter.
- Pool – Pool has been drained, plugs were installed and is currently being refilled.
- Restrooms – The restrooms were winterized yesterday.

Old Business

- Roof Insurance Claim – Mr. Fain reported to Mr. Mercer that a trial date has been set for mid-March.

New Business

- Remaining 2026 Meeting Dates – November 10 and December 2

Next Meeting Date

- The next meeting will be held on Tuesday, November 10 at 8:00 p.m.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 9:18 p.m.

Respectfully submitted,
Tamara Walters, Association Manager

**Property Management Report
Copperfield Neighborhood Association
October 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 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 five overdue accounts for 2026:
 - Two are for late fees only - \$50 and \$100
 - One is only for violations fines - \$1,900
 - One owes 2026 dues and late fees - \$650
 - One owes legal fees and late fees - \$525
 - All overdue accounts received an additional \$50 late fee on October 10
- All accounts have been reconciled through September and available balances are indicated below.

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

Copperfield Neighborhood Association

- Central Bank Checking - \$8,544.67
- South Central Bank Checking - \$12,720.84 (with October expenses: -\$3,917.06)
- South Central Bank Money Market - \$32,147.59

Copperfield Swim Club

- South Central Bank Checking - \$5,696.91 (I transferred \$10k today to cover the loan payment – Need additional funds to cover October expenses/Nov loan payment)
- South Central Bank Money Market - \$48,987.63

Pool Loan Balance

- \$343,442.29 as of September 28, 2026

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

	Total to Date	2026 Budget	Difference
Income			
Clubhouse Rental Fees	\$9,075.00	\$16,750.00	(\$7,675.00)
Dues	\$108,250.00	\$108,250.00	\$0.00
Fines/Refunds	\$1,960.00	\$0.00	\$1,960.00
Reimbursed Legal Expenses	\$425.00	\$0.00	\$425.00
Tennis Key Income	\$450.00	\$0.00	\$450.00
Miscellaneous Income	\$50.00	\$0.00	\$50.00
Total Income	\$120,210.00	\$125,000.00	(\$4,790.00)
Gross Profit	\$120,210.00	\$125,000.00	(\$4,790.00)
Expenses			
Association Management	\$12,200.00	\$15,600.00	\$3,400.00
Annual Report	\$15.00	\$0.00	(\$15.00)
Christmas Decorations	\$0.00	\$0.00	\$0.00
Clubhouse Management	\$4,500.00	\$6,500.00	\$2,000.00
Bank fees & service charges	\$72.10	\$0.00	(\$72.10)
General Repairs	\$12,068.62	\$20,750.00	\$8,681.38
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	\$18,084.31	\$23,700.00	\$5,615.69
Total General Expenses	\$55,798.60	\$73,550.00	\$17,751.40
Legal & Accounting Services			
Accounting Fees	\$0.00	\$1,250.00	\$1,250.00
Legal Fees	\$2,728.00	\$3,000.00	\$272.00
Total Legal & Accounting Services	\$2,728.00	\$4,250.00	\$1,522.00
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	\$2,179.89	\$3,000.00	\$820.11
Social Activities	\$2,409.18	\$4,000.00	\$1,590.82
Property Taxes	\$0.00	\$1,000.00	\$1,000.00

Utilities			
Electricity	\$7,336.41	\$8,500.00	\$1,163.59
Gas	\$2,844.09	\$3,500.00	\$655.91
Internet	\$1,569.02	\$2,200.00	\$630.98
Phone Service	\$49.99	\$0.00	(\$49.99)
Sewer	\$7,979.12	\$0.00	(\$7,979.12)
Water	\$21,064.91	\$20,000.00	(\$1,064.91)
Total Utilities	\$40,843.54	\$34,200.00	(\$6,643.54)
Web Hosting	\$0.00	\$0.00	\$0.00
Total Expenses	\$104,021.82	\$120,000.00	\$15,978.18
Net Operating Income	\$16,188.18	\$5,000.00	\$11,188.18
Other Income			
Interest earned	\$1,806.72	\$0.00	\$1,806.72
Late Fees/Fines	\$2,053.22	\$0.00	\$2,053.22
Total Other Income	\$3,859.94	\$0.00	\$3,859.94
Net Other Income	\$3,859.94	\$0.00	\$3,859.94
Net Income	\$20,048.12	\$5,000.00	\$15,048.12
<i>Transfer Net Income to Savings</i>		(\$5,000.00)	
	\$20,048.12	\$0.00	\$15,048.12

Swim Club	Total to Date	2026 Budget	Difference
Income			
Pool Pass Fees	\$209,137.05	\$200,000.00	\$9,137.05
Expenses			
Chemicals	\$7,856.48	\$12,800.00	
Contract Fee	\$75,900.00	\$75,900.00	
Equipment	\$412.73	\$0.00	
Landscaping	\$3,975.00	\$0.00	
Lifeguard Labor	\$16,600.50	\$26,100.00	
Popsicles	\$114.62	\$0.00	
Repairs and Maintenance	\$25,621.01	\$12,360.00	
Pool Renovation	\$32,670.84	\$0.00	
Water	\$0.00	\$5,000.00	
Interest Paid	\$17,726.37	\$57,840.00	
Transfer to Savings	\$0.00	\$10,000.00	
Software	\$0.00	\$0.00	
Total Expenses	\$180,877.55	\$200,000.00	\$19,122.45
Net Income	\$28,259.50	\$0.00	\$28,259.50
 Pool Loan Balance	 \$348,631.07	 \$400,000.00	 (\$51,368.93)