

Copperfield Neighborhood Association Board
September 08, 2026 - Annual Meeting Minutes

Current Board Members Present:

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

Absent: Scott Pappas

Tammy Walters – Association Manager; Stacy Salyer – Clubhouse Manager

Meeting was called to order at 7:00 p.m.

President Josh Fain welcomed attendees.

Agenda

Mr. Fain introduced himself and covered the agenda for the evening.

Current CNA Board

Mr. Fain introduced all board members in attendance and those who are up for election.

A Year in Review

- Social Committee
 - There has been a regular rotation of food trucks, Mah jong and holiday events.
 - The committee is short-handed and needs new committee members.
- Facilities Updates were presented as follows:
 - Refreshed tennis courts/pickleball courts, clubhouse roof replacement-insurance claim, and application for the Neighborhood Action Match Grant for street sign replacement/updates.
- Pool Updates
 - The 2022 main drain repair failed at the end of last season. Pipe Savers returned to make the repair since it was their work originally, but they made it worse, causing the need to use more water than usual. The Association may need to file a claim to have this fixed.
 - The pool heaters are functioning correctly, but their benefit has been minimized due to ongoing issues concerning the main drain/Pipe Savers.
- Recognition of the Crocs swim team as back-to-back-to-back MOWSC Champions
 - They have added a new coach with an impressive resume.
 - Jen Bailey is the new President.
- Accounts Receivable update
 - The collections rate has greatly improved and there are two accounts that are overdue.

Financials

Mr. Fain presented the financials using the presentation, but clearer copies are attached. Additionally, it was shared that the pool loan balance is currently \$346,000 and that monthly payments are being paid from the swim club account. An owner asked if that was the amount borrowed and Mr. Fain replied that the amount borrowed was closer to \$370,000.

Next Year's Plans

- Facilities updates were presented as follows: Street sign repair/replacement, update landscaping in islands.

Homeowner Questions

- Can the Association please post the minutes within a week of the meeting? Response: That is a reasonable request, and we will do our best to make that happen.
- If the islands are updated, how would they look? Response: The islands are so pitched that water runs off of them. They would likely be flattened a bit.
- Are we relying on litigation for the pool claim? Response: The plan is to start with a demand letter, copying their insurance company and see if they respond.
- Could you talk to the pool management company about cleaning more frequently? Response: Yes, they should vacuum every night.
- How are deed restriction violations addressed? Response: Complaints are sent to Tammy and she will address.
- When vehicles are parked on both sides of the street, it can be difficult to pass. Can we have one side marked as 'no parking'? Response: The BOD is aware that parking along clubhouse is a safety concern, but we are unable to unilaterally ban street parking. LFUCG is responsible for that and we have reached out to them about this possibility. It requires additional approval from impacted homeowners which we have been unable to obtain thus far. However, this is something the BOD is still exploring and hopes to accomplish.
- My property line backs up to Clays Mill. Is the city responsible for the trees? Response: The city will likely only address what falls and what is on Clays Mill. You should check your plat to see where your property line is located.

Elections

Earlier in the meeting, Mr. Fain presented the ballot and those in attendance were given the opportunity to introduce themselves. All members were instructed to vote for up to seven (7) candidates. Ballots were collected and tallied.

TELLERS' REPORT

Number of Votes Cast	24
Mr. Daugherty received	21
Mr. DeMarcus received	21
Mr. Dressman received	17
Mr. Dye received	18
Mr. Fain received.....	18
Mr. Mercer received.....	20
Mr. Pappas received	20
Invalid votes	0

Note: There were no write-in candidates

Thus, Clifton Daugherty, Eddy DeMarcus, Jonathan Dressman, Kevin Dye, Josh Fain, Daniel Mercer, and Scott Pappas were each elected to the board to serve a one-year term.

Adjournment

Mr. Fain thanked everyone for attending.

There being no further business, upon motion duly made, seconded, and carried, the meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Tamara Walters, Association Manager

Copperfield Neighborhood Association

Profit and Loss
January-August, 2026

	Total
Income	
Billable Expense Income	425.00
Clubhouse Rental Fees	8,000.00
Dues	108,250.00
Pool Pass Fees	209,090.95
Sales	1,460.00
Tennis Key Income	390.00
Total for Income	\$327,615.95
Gross Profit	\$327,615.95
Expenses	
Association Management	10,400.00
Clubhouse Management	4,000.00
General business expenses	
Bank fees & service charges	72.10
Total for General business expenses	\$72.10
General Repairs	12,007.85
Insurance	7,279.05
Interest paid	
Business loan interest	15,787.10
Total for Interest paid	\$15,787.10
Irrigation	1,579.52
Landscaping/Mowing	16,032.15
Legal & accounting services	\$11.00
Legal Fees	2,073.70
Total for Legal & accounting services	\$2,084.70
Office expenses	
Office supplies	62.61
Total for Office expenses	\$62.61
Pool Operations	\$26,820.84
Chemicals	7,039.47
Contract Fee	65,900.00
Equipment	412.73
Landscaping	3,975.00
Lifeguard Labor	8,670.00
Popsicles	114.62
Repairs & Maintenance	25,621.01
Total for Pool Operations	\$138,553.67
Pool Renovation	5,850.00
Security	1,937.68
Social Activities	2,409.18
Taxes paid	15.00

Copperfield Neighborhood Association

Profit and Loss
January-August, 2026

	Total
Utilities	
Electricity	5,784.76
Gas	2,697.88
Internet & TV services	1,394.49
Phone service	49.99
Sewer	3,545.22
Water	17,218.85
Total for Utilities	\$30,691.19
Total for Expenses	\$248,761.80
Net Operating Income	\$78,854.15
Other Income	
Interest earned	1,569.93
Late Fees	1,903.22
Total for Other Income	\$3,473.15
Net Other Income	\$3,473.15
Net Income	\$82,327.30