

CHOA Board Meeting Minutes

June 12, 2023

Copperfield Clubhouse

Present: Larry Smith, Ron Bekebrede, Kathleen Mullins, Pat Dour, Thurman Senn

Guests: Angela and Rick Koch, Thomas Schmidt, Gavin Weakley

Called to order at 7:04 pm

Open Forum/New Business

→ Koch's are here to express their gratitude with the

Old Business

→ April minutes will be sent out through email for approval.

Maintenance

- May audit with Klausing was complete and weeding was an issue.
- Sprinklers were mowed and Klausing will reimburse Pat for the inventory that he provided for us.
- Pat and Ron met about the faulty valves at the east entrance. Pat reprogrammed the controllers.
- Thank you to the resident at 100 Wickfield Drive for helping out.
- Residents have been notified about the trees and shrubs.
- Aphix and Klausing are giving proposals for snow removal.
- Pat is working on garbage proposals for next year.

Civic Action

- Larry had a meeting scheduled with Chris Wittington but he did not show for the meeting today at 6:30.

- Mr. Senn gave a status update.
- The board in conjunction with Thurman will decide on a fine for the Goodlett's putting the pool in differently based on the ACR that was approved,

Pool

- Thurman created a draft amendment to the pool contract. The board will finalize this amendment and vote on it.
- Ron asked what information Memberment required when signing up and if we could have the phone number as a required field. Kathleen will check on this.
- Ron questioned the pool rules and the guest policy. The board will look at these and make adjustments as needed.
- Age limit currently 15 years old to go by yourself.

Activities

- 4th of July
- Adult Gathering - July 29th - Rock band
- Cleaning on clubhouse - the board will discuss this further and make any changes as needed.

Finance

- Ron went over the P/L.

Meeting adjourned at 9:07.

Next meeting will be Monday, July 10, 2023.