

## CHOA Board Meeting Minutes

July 11, 2023

Copperfield Clubhouse

Present: Larry Smith, Kathleen Mullins, Pat Dour, Erin Herndon

Guests:

Called to order at 7:04 pm

### **Open Forum/New Business**

→

### **Old Business**

→ June minutes were approved through email. Motion by Larry to approve and seconded by Pat.

### **Maintenance**

- Pat went over 5 different trash proposals from the following companies: Waste Management, Rumpke, Republic, Eco-Tech, and Hometown Hauling.
- A motion was made to accept a renewal of Waste Management's contract and seconded by Larry. This is on condition that we meet with Andy first. Pat will set up a meeting with Andy.
- Aphix will turn in a bid for snow removal.
- Klausing will complete a bid for snow removal as well.
- Klausing will be bidding for Grounds Maintenance
- Aphix will be bidding for grounds maintenance
- There is a resident who will put in a bid for the snow removal.

## **Civic Action**

- Larry will meet with Thurman on an update on Whittington.
- Larry is speaking with our insurance carrier for what it takes to operate our pool as an HOA without a management company.
- Larry is requesting a subcommittee for pool operations
- Larry is requesting a subcommittee for dues increase preparation.
- Larry will create correspondence to be sent out to residence in regards to the possibility of a significant dues increase for 2024.

## **Pool**

- N/A

## **Activities**

- 4th of July recap
- Adult Gathering - July 29th - Rock band
- Discussion was had for a possible Copperfield 5k. Kathleen will meet with resident Sharon Watson on the subject to start the planning process.
- A motion was made by Larry to pay a clubhouse cleaner weekly, depending on the activity, for the remainder of this year. It was seconded by Pat and all approved. Kathleen will reach out to a couple of people who have shown interest in cleaning.

## **Finance**

- Ron sent a financial report through email in preparation for his absence.
- Larry is requesting a budget/actual ytd each month along with the P/L.

Meeting adjourned at 8:25 pm.

Next meeting will be Monday, August 14, 2023.