

CHOA Board Meeting Minutes

September 11, 2023

Copperfield Clubhouse

Present: Larry Smith, Ron Bekebrede, Kathleen Mullins, Pat Dour, Erin Herndon, Todd Guilford

Guests:

Called to order at 7:08 pm

Open Forum/New Business

- Elections are to be held but we only have three candidates with 3 positions available so no election is needed. Erin Herndon and Todd Guilford will join the board and Kathleen Mullins will remain on the board. Kathleen Mullins will remain as the secretary. Erin Herndon will assume the President role and Todd Guilford will assume the Vice President (Pool and Recreation) role.

Old Business

- August minutes were approved.

Maintenance

- Pat presented 2 proposals to the board for snow removal and landscaping. These proposals were from Aphix and Klausing.
- The board is leaning towards Klausing for the landscaping and Aphix for snow removal but will take a vote next month.
- Pat presented the board with numbers for trash removal from several different companies (Waste Management, Republic, and Rumpke). The board is moving towards signing with Waste Management as it is the

most cost effective and meets the needs of the community. The board will vote next month.

- Pat will arrange for the fire extinguisher to have it's annual inspection.
- Pool house roof repair should have been completed but Pat will call to make sure.
- Kathleen provided the contact information for Pat to call Day's Painting to inquire about a quote for the clubhouse.

Civic Action

- Thurman Senn was not available to come to the meeting but Larry and Thurman will have some answers on Whittington account by the end of the month and give an update at the next board meeting.
- Violation letter was sent to Ciotti and if repairs are not made fines will begin on his account on a weekly basis.

Pool

- Ron is working on getting the pool ready for PPM to close. There seems to be a leak and he will contact American Leak Detection to have them work on trying to diagnose the problem.

Activities

- Kathleen has asked Sharon Watson to come on board to help with communication. They will meet in the next couple of months to develop a plan.
- Fall Festival and Trunk or Treat is planned for Saturday the 14th. Madalyn Brock and Tara Meador are organizing this event.
- We are still getting entries in for the 5k.
- Kathleen will reach out to Pat Dour's cleaner to see if she is interested in helping with the clubhouse. Kathleen would like for there to be a more in depth discussion about the clubhouse cleaning and what will take

place in 2024. Will we raise the fee? Will we have a deep cleaning once a month and keep it how it is?

Finance

- Ron went over the P/L.
- In October Ron will go over the P/L, Categories, and budget vs actual
- Erin Herndon needs to be added to Quickbooks.

Meeting adjourned at 8:57.

Next meeting will be Monday, October 9, 2023.