

CHOA Board Meeting Minutes

January 8, 2023

Copperfield Clubhouse

Present: Ron Bekebrede, Erin Herndon, Todd Guilford, and Pat Dour

Guests: Bob Federico and Dennis Benzel

6:30pm Discussion with Mr. Federico and Mr. Benzel about the City of Eastwood Incorporation.

Called to order at 7:28 pm

Open Forum/New Business

→ Decide on a time all board members can be on a demo with Buildium.

Old Business

→ Kathleen to send out December meeting minutes for approval

Maintenance

→ Pat scheduling Window Genie to take down Christmas decorations soon.

◆ Ron to check outlet at front entrance

→ Resident mentioned the neighborhood library box is in bad condition and needs some repairs.

→ Resident reported street light out at Locust Point; LG&E has been called and there is a ticket for repair.

→ Klausung removed the last of annuals in the main islands.

→ The Landscaping committee is ahead of schedule with the design for the front entrance.

- Received two new snow removal quotes; one from Brownsboro Lawn and second from Magic Salt.
 - ◆ Magic Salt had the quote comparable to Aphix with \$1,500 for salting the neighborhood and \$1,500 for snow removal.
 - ◆ Pat motioned to move forward with Magic Salt; Ron seconded the motion; all board members were in favor. Approved
- Playground mulch to be installed March 2nd; Pat to work with Kathleen on gathering volunteers to spread mulch.
 - ◆ Sandy recommended if possible before new mulch installation to clean out the old and lay landscaping barrier paper.

Civic Action

- No new ACR requests

Pool

- PPM tried closing the pool last week; however, there were issues with the anchors for the pool cover.
 - ◆ Todd and Ron have been replacing the anchors.
 - ◆ The delay however has given some insight to the leak in the pool- Nov - Dec, 2 inches of water lost; Dec - Jan, only ¼ inch
 - ◆ Possibility of Cooperfield doing our own repairs - would save about \$3,000-\$4,000; still discussing
- Outdoor outlet at pool entrance doesn't work and needs to be replaced
- Backflow fixed and baby pool closed

Activities

- Wild Card NFL Watch party: Saturday, January 13th at 4:30pm

Finance

- Ron to work with Kathleen on quickbooks

- Slow month, no big spending or changes; normal operational costs.
- Paying on loan
- Erin needs to get on bank account

Meeting adjourned at 8:30pm.

Next meeting will be Monday, February 13, 2024.