

CHA MINUTES OF BOARD MEETING

April 10, 2017

PRESENT: Amy Duck, Greg Guilford, Jeremy Rydberg, Brian Schmidt, Shawn Wilkie and LeAnn Swanson

RESIDENT: Kay Dickinson

Meeting called to order 7:15 PM

OPEN FORUM:

1. Question on status of Clubhouse remodel.
2. Discussion on type of flowers being planted this season in common areas.
3. The March minutes were reviewed. Shawn made a motion to accept the minutes and Jeremy seconded the motion. The minutes were accepted.

ACTIVITIES:

1. Adult Luau – date July 14.
2. Easter Egg Hunt – held April 9 went well, approximately 60 children participated.
3. Yard Sale –date June 10.

POOL:

1. Brain reported that work to open pool will start late April or early May, commented on recurring problem with deck guttering that will need to be repaired soon.
2. Opening Day May 27 – discussion of having food truck that day.
3. An article will be placed in the newsletter detailing the pool rules and requirement of pool cards for admittance to the pool.

MAINTENANCE:

1. Jeremy electronically notified the Board of \$2,365 quote from Affordable Pressure Washing to have the front walls and tennis courts pressure washed. The Board approved this expense.
2. Problems with getting the correct vinyl color has delayed the replacement of 2 street signs.
3. Flowers in the common areas will be planted the week before Derby.
4. The insurance check to repair the damage caused by the dump truck accident at the Copperfield Shelbyville Road entrance is expected later this week.
5. A new resident of Copperfield, Timothy McCollum, has connections in the tennis community and will be contacted by Jeremy for assistance in obtaining quotes for the tennis court renovation.
6. Someone placed 2 mattresses by the clubhouse dumpster. Jeremy bagged the mattresses as required, but for unknown reasons Waste Management has not picked them up. Brian to follow up with CHA's Waste Management contact and Greg to follow up on the "excess charge" invoice the CHA received. Jeremy has ordered a camera and a sign to be posted near the dumpster to deter future unauthorized use. Amy will include a picture and reminder in the newsletter informing residents that the dumpster is for pool and clubhouse use only.

7. Waste Management wants to extend their contract at the same price, which everyone believes initially is a good deal. The Board will discuss again when Brian brings the contract to the next Board meeting.

FINANCE:

1. Greg presented the March P&L, most expenses on plan for the year with the exception of snow removal savings of \$6,300. Shawn reminded the Board that the line item for snow removal must cover any costs for November/December 2017 as well.
2. Only 1 past due account has continued to make monthly payments.
3. U.S. Bank has taken ownership via a foreclosure of 807 Locust Pointe Court. The CHA attorney, Thurman Senn, is working with U.S. Bank to collect past due association fees.
4. Future discussion may be needed on rationale behind due date of annual dues payments and payment methods, possible survey question for residents.
5. Motion to accept the financials was made by Amy and seconded by Brian. The financials were accepted.

CIVIC ACTION:

1. The Board followed up on the discussion from the January 9, 2017 Board meeting of a violation letter procedure and enforcement process. The Board discussed the proposed violation letter prepared by Shawn, (which has been reviewed by Copperfield's attorney) as well as discussed the need to keep records of the issuance of the letters and the homeowner's responses. After discussion, Jeremy made a motion to approve the proposed violation letter and process (with a 14-day remedy or appeal period; a second follow-up notice; and a \$50 fine and other remedies). Amy seconded the motion, and the letter and process was approved and adopted.
2. It was reported that the disabled vehicle has been removed from the Clifford residence. Discussion followed on observations made that might indicate the resident is in the process of moving out. Concern over the condition the property may be left in prompted a suggestion to have Thurman contact the resident.
3. An architectural change request has been received from the new residents of 813 Locust Pointe Dr. requesting approval for installation of a satellite dish. Shawn will follow up.
4. Brian followed up on the discussion from last month's meeting on contacting the DOT and councilpersons regarding installation of a turning lane at the entrance on Shelbyville Road. Concern was expressed that it may not be well received since the request was denied less than a year ago.

NEW BUSINESS:

1. The remodeling committee will be getting back together soon as Jeremy is expecting final numbers on additional bids on the clubhouse renovation.
2. Amy requested that all May newsletter submissions be forwarded to her as early as possible.

Meeting adjourned at 8:10.

The next meeting will be held on Monday, May 8 at 7:00 PM in the clubhouse.

Respectfully submitted by: LeAnn Swanson 502-472-4462