

CHA MINUTES OF BOARD MEETING

May 8, 2017

PRESENT: Greg Guilford, Brian Schmidt, Shawn Wilkie

RESIDENTS: Kay Dickinson, Pat Dour

EXCUSED ABSENCES: Amy Duck, Jeremy Rydberg, LeAnn Swanson

Meeting called to order 7:10 PM

OPEN FORUM:

1. Kay raised the issue that the Rydberg's shed is still there, and that they have had ample time to remediate the issue but have not started. Board will address Jeremy immediately.
2. Shed in backyard at 102 Wickfield was not approved. Board will send violation letter.
3. Question raised on whether back entrance was pressure-washed. Pat and Brian observed it being done.

OLD BUSINESS:

1. April minutes were reviewed. Greg made a motion to accept the minutes and Brian seconded the motion. The minutes were approved.

ACTIVITIES:

1. Food Truck night being planned.
2. Neighbors have stepped up to volunteer for various events. Tammy Kessler will organize Memorial Day celebration on May 28, and Stacey and Avery Guilford will organize the Teen Luau.

POOL:

1. Pool is open and working.
2. Scott Miller (Kentuckiana Pool Management) passed along an article regarding electrical inspection to avoid potential issues. Certified electrician inspected pump house electricity and found two issues with breakers without GFI's. Brian reviewed the plan to correct. Board voted to replace the two breakers at \$150 each.
3. As pool opening approaches, Brian will put something in newsletter reminding everyone that pool cards are required at all times for entrance and that a gatekeeper will be present.
4. Kentuckiana Pool Management has been notified of the dates for all late swim nights and guards will be present.
5. Paula Billiter and Amy Duck will complete the potted plants around the pool deck.

MAINTENANCE:

Jeremy electronically submitted his report prior to the meeting.

1. Jeremy is still working on getting the colors right for the street signs. 4 more vinyl samples are on their way, or he has found an acceptable paint if necessary. (The paint isn't as reflective but will do if the vinyl isn't right.)
 - Kay suggested contacting prior service provider (she has previously supplied contact data to Jeremy).

2. Jeremy spoke with the landscapers about things being completed more quickly and expects better service from now on. He asked residents to please let him know of any deficiencies.
3. Jeremy reviewed the mud on the sidewalk near the left side of the clubhouse, and it is a bigger problem than just pool drainage. The sidewalk is next to a hill and is the low point and traps water and mud. The pool drainage doesn't help the situation but isn't the cause. The Board voted to have Jeremy proceed with getting proposals to remediate.
 - Kay mentioned she thought a drain was present in the area, between the sidewalk and the street.
4. Jeremy has the camera and sign for the dumpster, but won't have an opportunity to install it until late May.

FINANCE:

1. Greg presented the April P&L, most expenses on plan for the year. Only 1 past due account has continued to make monthly payments.
2. 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.
3. Two CD's are maturing, after contacting several investment advisors, the best option was deemed to be a 14-month roll-over CD paying 1%.
4. Pest control for the clubhouse will be continued on a quarterly basis until determination of clubhouse remodel is made. No additional cost is incurred to pay quarterly.
5. Motion to accept the financials was made by Brian and seconded by Shawn. The financial statements were approved.

CIVIC ACTION:

1. In the past month, violation letters were sent to:
 - Mr. Le at 606 Wickfield Drive.
 - Ms. McConnell at 17003 Ashburton Dr
 1. She was in contact with Brian, wants to avoid the fine and is working on a solution.
 - Mr. & Mrs. Goodlett at 14304 Micawber Way
2. Shawn followed up to communicate the Board's approval regarding satellite dish at 813 Locust Pointe Dr.

NEW BUSINESS:

1. The Swim Team Board inquired about whether the CHA Board would consider permitting grandchildren who spend significant time in the homes of Copperfield residents (their grandparents) to join the swim team.
 - Three families have inquired.
 - Board rejected in 2014 based on several factors, including non-resident adult children who secured pool cards and other incidents of attendance by non-residents.
 - CHA does allow a seasonal pool pass for grandchildren of residents that spend significant time here in the summer.
 - Brian will research past Board meeting minutes to investigate rationale further.
 - CHA Board will email this week to reach a decision to communicate to Swim Board.

Meeting adjourned at 8:02.

The next meeting will be held on Tuesday, June 13 at 7:00 PM in the clubhouse.

Respectfully submitted by: Greg Guilford