

CHA MINUTES OF BOARD MEETING
JUNE 13, 2017

PRESENT: Amy Duck, Greg Guilford, Jeremy Rydberg, Brian Schmidt, Shawn Wilke, LeAnn Swanson
RESIDENTS: John Jendrzejewski , Nathan Claypool, Erin O'Brien

Meeting called to order 7:05 PM

OPEN FORUM:

1. John Jendrzejewski discussed his receipt of violation letter for parking and concerns over needed turning lane from Shelbyville Road into Copperfield.
2. Nathan Claypool presented a drawing of proposed fence and expressed concerns over deferred maintenance due to clubhouse remodel.
3. Erin O'Brien expressed concern over the poor quality and lack of work being performed by the landscape crew in maintaining the cul de sacs and questioned the status of light repair at entrances.

OLD BUSINESS:

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

ACTIVITIES:

1. Yard Sale – held June 10, some residents felt there was not as big a turnout this year.
2. June 25 – Celtic Pig food truck will be in Clubhouse parking lot for Food Truck Sunday.
3. July 4 – no volunteer yet to take charge; Amy plans something simple for food, but no potluck. Searching for military veteran(s) to carry flag and lead parade.
4. July 8 – Teen Night – Guilfords are hosting
5. July 14 – Adult Luau – Copperfield Crew Band and food catering planned.

POOL:

1. Thanks to Amy and Paula Billiter for flowers on pool deck.
2. Filters showing age; 22 filters cost approximately \$200 each to replace, discussed possible plan to replace the worst immediately and then replace 1/3 each year on rotating schedule.
3. Additional umbrellas were purchased and many positive comments have been received.
4. Need for shade over baby pool was discussed.
5. Lifeguards are doing a good job but there has been an issue with length of break times. Brian will remind them it is 10, not 15, minutes. Reports of bad language have also been addressed.
6. Ron Bekebrede replaced the motor in the ceiling fan in the pump room.
7. Repair of corroded duct work will need to be addressed soon.
8. Drains have been cleaned, still issues with them popping out, need them to be screwed down.

MAINTENANCE:

1. The irrigation contractor is now also responsible for the lights, repairs are ongoing.
2. Ongoing projects are the dumpster sign and camera installation, the erosion at the side of the clubhouse property, and street sign work.

3. It was reported that there is still a temporary street sign that needs removed from the corner of Micawber Ct.
4. Three of the yard sale signs disappeared after the event – please be on the lookout for them.
5. Need for re-stripping of the Clubhouse parking lot was discussed. A temporary fix was proposed.
6. The flag pole is leaning and Jeremy will check prices on getting it repaired or replaced.
7. The flowers look good.
8. Jeremy is working with the Morehead's, who have maintained the Camberwell Court island landscaping that was removed by the lawn maintenance crew.

FINANCE:

1. The May P&L was reviewed along with other supporting financial reports prepared by Greg. Most areas are on or ahead of budget. A motion was made to approve the financial statements. The motion was seconded, and the statements were approved.
2. The accounts receivable aging was reviewed. Thurman continues to correspond with U.S. Bank to determine amount owed on 807 Locust Pointe Court. Heitz has made no further payments.
3. The Reynolds family is the only remaining resident paying dues under the 2 installment plan.
4. Ron Tuttle, 14104 Glendower Drive, paid in full and Greg will have lien released. Greg will talk with Thurman about new liens on other past due accounts.
5. Two CD's recently matured and rolled over at Commonwealth Bank.
6. The Board voted unanimously via email during the week of April 27 to extend the Waste Management contract through 2023.

CIVIC ACTION:

1. Approval by email of fence for Sowder's, 17004 Ashburton Drive.
2. 14302 Micawber – followed up with Ken Cucullu on plans for stone ring; plans to plant red maple in about a month.
3. Need to follow up with Turcotte, 14307 Micawber Way, moving pod has been there more than 2 weeks.
4. Shawn will reach out to the Louisville Loop contact for future plans for Shelbyville Road entrance.
5. A professor from Centre College wants to meet with present and past Board members for study on HOA's and volunteering.
6. Violation letters were sent to the following in the prior month:
 - a. Jendrzewski , 14415 Micawber – parking on grass
 - b. Marvin, 14200 Markleham Way – trailer not housed in garage
 - c. Greenwell-Gatti, 102 Wickfield - \$50 fine assessed for outbuilding; shed has been disassembled
7. Wrecked car has been removed from driveway of McConnell, 17003 Ashburton Drive.
8. Violation letter will be sent to Dibble, 14115 Glendower Drive on next observance of car parked in street.

NEW BUSINESS:

None

Meeting adjourned at 8:25 PM.

The next meeting will be held on Tuesday, July 11 at 7:00 PM in the Clubhouse.

Respectfully submitted by: LeAnn Swanson