

CHA MINUTES OF BOARD MEETING  
OCTOBER 9, 2017

PRESENT: Greg Guilford, Tammy Kessler, Jeremy Rydberg, Brian Schmidt, Shawn Wilkie, LeAnn Swanson

EXCUSED: Amy Duck

RESIDENTS: Kay Dickinson, Jason Mullins

Meeting called to order at 7:08 PM.

OPEN FORUM:

ELECTION – Ballots were tabulated. A total of 14 ballots were received, all casting votes for the 3 candidates: Tammy Kessler, Brian Schmidt and Shawn Wilkie.

OLD BUSINESS:

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

ACTIVITIES:

1. Fall Festival is planned for Saturday, Oct 28.

POOL:

1. The cover is in place, but the tile was not repaired.
2. The filter covers were received and are in place.
3. A burst pipe required an emergency repair during Labor Day weekend.
4. The pump to remove water from the cover of the large pool is not working but may be able to be repaired. If repair is not possible, replacement cost will be \$300-\$400. Brian made a motion to approve the replacement if needed, Jeremy seconded the motion, and all were in favor.
5. Brian reported seeing increased trash and evidence of loitering around the clubhouse grounds.

MAINTENANCE:

1. Bids are being taken for the 2018 landscaping contract. The Klausing Group is being considered, but Jeremy has asked them to submit their plan of action to prevent a repeat of the issues encountered this season.
2. The Klausing Group will replace the plants removed by their crews.
3. The main light for the flagpole needs to be replaced with a brighter light that will fully illuminate the top of the pole.

FINANCE:

1. The September P&L was reviewed. A motion was made by Jeremy to approve the financial statement, and seconded by Brian; the financial statement was approved.
2. A foreclosure sale on the Clifford property (17002 Camberwell Ct) occurred on September 29. The past due balance will not be collected as the mortgage company that now owns the property will only be responsible for the 2017 dues.

3. The accounts receivable aging was reviewed. Letters will go out this week to notify homeowners with 2017 past due balances of the intent to file liens and assess the \$150 lien filing fee. Attorney Thurman Senn will be asked to address homeowners with 2 year delinquencies.
4. Financing for the clubhouse is progressing. Information has been submitted to Commonwealth Bank and Republic Bank, with feedback expected in the coming week. Greg will also contact Stockyards Bank.
5. Greg reported the possibility of moving the investment funds from Commonwealth Bank to Republic Bank, who is offering a better interest rate.
6. Discussion was held on the recent request for payment from Wolford Built Homes for work performed in producing their initial clubhouse plans. All were in agreement that the initial agreement and understanding with Wolford was that the plans were being created speculatively, and that no payment is due.
7. A method to accept annual dues payments via credit card was discussed. PayPal was suggested as it allows the processing fee to be paid by the payor. An item will be placed in the next newsletter announcing the intent to allow credit card payments and ask for residents' input to determine the level of interest.
8. Possible changes to the date of the annual dues billing and the April 1 payment due date were also discussed.

#### CIVIC ACTION:

1. The Hotline email address has been registered with Gettysburg Flag Works to receive half-staff alerts. The alerts will be forwarded to all Board members.
2. An email was received from resident Ron Crutcher thanking the Board for the actions taken to reduce parked cars on the streets of Copperfield.
3. Off Duty Police Services is patrolling Copperfield due to concerns over speeding and the safety of children getting on and off school buses. Radar enforcement is being used.
4. Shawn has spoken with a resident who complained of a loud and disruptive neighbor and will be following up on that situation.
5. Shawn responded via voicemail to Glenda Kruer, 201 Wickfield Dr, about her request for information about the proper placement of a satellite dish.
6. A second violation notice concerning aggressive dogs was sent to the owner and occupants of 103 S. Beckley Station Road.

#### NEW BUSINESS:

1. An update on the Clubhouse renovation was given. The plans are currently in the hands of the architect, who is ready to meet with the committee to go over some questions, proposals, and elevation concerns. The next step will be obtaining county approval and could take 2-3 months. During that time frame, the renovation committee will set up open houses for residents to attend. The arrangement will be 2-4 stations providing information about the project, and residents will be allowed to submit questions and input in writing. This method will allow all residents the opportunity to have their comments and opinions heard. The budget for the renovation project is \$400K. (Since it is a commercial structure, materials are more costly and there is added expenses to meet ADA requirements.) The project also includes resurfacing the parking lot, new fencing, and a new pavilion area at the rear of the pool.

Meeting adjourned at 8:05 PM.

The next meeting will be held on Monday, November 13 at 7:00 PM in the Clubhouse.

Respectfully submitted by: LeAnn Swanson