

CHA MINUTES OF BOARD MEETING
SEPTEMBER 11, 2017

PRESENT: Amy Duck, Greg Guilford, Jeremy Rydberg, Brian Schmidt, Shawn Wilke, LeAnn Swanson
RESIDENTS: Kay Dickinson, Janette Smith

Meeting called to order at 7:04 PM.

OPEN FORUM:

1. Janette asked about the dollar amount spent on events in July. Amy explained the various costs associated with the July 4th and Adult Luau events.
2. Janette expressed concern over observed alcohol consumption at the pool. The Board confirmed that no under-age drinking or openly brazen consumption of alcoholic beverages will be tolerated.
3. Janette expressed concern over flooding due to clogged drain grates. A notice will be placed in the next newsletter asking residents to clean leaves and other debris from storm drain grates near their homes.
4. Kay asked about the ownership status of 17002 Camberwell Court due to recent activity and police cars observed at the address. The latest information is that the bank has scheduled foreclosure is for Sept. 29.
5. Kay asked about updating the Copperfield Directory since it has been 2 years since the last update. The possibility of including an information sheet in the annual dues statement mailing was suggested.
6. Kay asked for an update on the clubhouse renovation. Shawn reported that the contract language has been nailed down and that the architect is expected to soon provide a timeline on final plans.

OLD BUSINESS:

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

ACTIVITIES:

1. Fall Festival is planned for Saturday, Oct 28.
2. Breakfast with Santa will need a new location due to the clubhouse renovation.
3. Amy will contact Greg Ahlers to see about planning a bourbon tasting event.

POOL:

1. The physical closing and winterizing of the pool is in process.
2. The new filters have not arrived but will be delivered before next season.

MAINTENANCE:

1. The American flag flown at the Copperfield entrance needs to be replaced and a method of tracking dates to fly half-staff is needed.
2. One dead tree has been removed at a cost of \$700. A suggestion was made to follow up with the company that installed the new curbs to see if they can be held responsible for other dead trees along S. Beckley Station Road.
3. The type of camera installed at the dumpster is not suitable for use in the speed control project due to the lack of detail it provides. Jeremy will research alternatives.

FINANCE:

1. The August P&L was reviewed. There is unbudgeted income and under-budget spending in some areas, both having a positive effect on the P&L. A motion was made by Jeremy to approve the financial statements, and seconded by Brian; the financial statements were approved.
2. Greg proposed a cost savings by bundling internet, TV, and phone service with AT&T and eliminating Spectrum. Additionally, a hold will be placed on services during construction.
3. A reserve of \$41K has been accrued year to date for future maintenance projects.
4. The accounts receivable aging was reviewed. Greg reported that some past due payments have been collected over the past month. Greg will be filing new liens to include the 2017 charges on the properties that have existing liens. He will continue to contact and work with homeowners who owe only 2017 balances before filing liens on those properties.
5. Financing for the clubhouse renovation was discussed. Greg is researching possible lenders and gathering information to proceed. Republic Bank has been the easiest to work with and is offering \$400K for a term of 10 years at a fixed rate of 4.25 to 4.5%.

CIVIC ACTION:

1. Architectural change requests approved electronically over the past month include:
 - a. Iva Frank, 504 Micawber Ct., fence
 - b. Jason Mullins, 14307 Micawber Way, playset
 - c. Rob Garbus, 14701 Oxford Hill Ct., satellite dish placement
2. Violation letters sent over the past month include:
 - a. Bodnar, 612 Wickfield Dr., in process of being resolved, grass has been sown
 - b. Dibble, 14115 Glendower, parking, resolved, no recurring instances
 - c. Griffith, 14100 Glendower, landscape trimming, resolved

NEW BUSINESS:

1. Upcoming Board elections – ballot box is up and ballots are available in the September newsletter and on the website.

Meeting adjourned at 7:59 PM.

The next meeting will be held on Monday, October 9 at 7:00 PM in the Clubhouse.

Respectfully submitted by: LeAnn Swanson