

CHA MINUTES OF BOARD MEETING
DECEMBER 11, 2017

PRESENT: Greg Guilford, Tammy Kessler, Jeremy Rydberg, Shawn Wilke, LeAnn Swanson

EXCUSED: Brian Schmidt

RESIDENTS: Pat Dour, John Shanton

Meeting called to order at 7:01 PM.

OPEN FORUM:

Resident John Shanton of 704 Wickfield Drive asked for clarification on who is responsible for removing dead trees located in the easement portion of his lot at the corner of Wickfield and Glendower. Jeremy will contact our tree removal service and request the removal of the dead trees.

OLD BUSINESS:

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

ACTIVITIES:

1. The volunteer recruitment meeting on Nov. 30 had 15 attendees. The activity calendar for 2018 has been planned contingent on the Clubhouse remodel and availability. There were many good ideas presented, but some will not be feasible due to lack of space.
2. Cookies & Cocoa with Santa was held December 9 and attended by approximately 20 families and had many youth volunteers.
3. The holiday light decorating contest will be judged on December 13.
4. Upcoming events include a restaurant night out in January, a charitable event with a heart theme for mid-February, and an Easter egg hunt in March.
5. Other event suggestions from the Board included a golf scramble and a Derby event for kids.
6. It was suggested that an article be placed in the next newsletter explaining the shift from big events to smaller events for 2018 due to space and manpower limitations.

POOL:

No report given due to Brian being out of town and unable to attend.

MAINTENANCE:

1. Jeremy reported that all of the Christmas lights are up and now working after some electrical wiring repairs.
2. The fence enclosure around the Clubhouse dumpster has been repaired.
3. Adam Hofmann of 14401 Micawber Way has asked the Board for guidance in getting the sidewalk in front of his home repaired. It was dug up due to a waterline repair. Public Works has informed him they will not repair the sidewalk. Jeremy is going to pass on the name of a concrete contractor although Copperfield has no preferred vendor for this type of work.

FINANCE:

1. The November P&L and current A/R Aging were reviewed. The P&L is almost \$15,000 favorable YTD compared to budget. Thurman will be engaged to help collect some of the older past due accounts. Greg will send one additional letter to the current year delinquent accounts before filing liens. A motion was made by Shawn to approve the financial statements, and seconded by Tammy; the financial statements were approved.
2. The PayPal account is set up to receive payments using the hotline email address. Each transaction will be charged a fee equal to 2.9% of the amount of the transaction plus an additional \$.30. The fees will be paid by the resident making the payment, so the amount for the \$750 annual dues will be \$772.05 if paid through PayPal. The availability of the PayPal method of payment will be posted on Nextdoor and included in the newsletter.

CIVIC ACTION:

1. The Board voted unanimously to renew the annual contract for the General Manager position with LeAnn Swanson, who accepted.
2. Shawn reported 100% compliance with tree limb trimming and all violation letters issued for sidewalk encroachment have been resolved.
3. Steve Overton with Over-A-Ton has agreed to provide snow removal services in 2018 at the same labor rate as 2017, and is able to offer a better price on salt. His service was required on December 9 to hit the identified problem areas on the map.
4. A reminder to not park in the street during inclement weather and to be aware of reflectors placed on the storm drains will be placed in the newsletter.
5. There have been no violation letters issued since the last Board meeting report.

NEW BUSINESS:

1. Greg presented a draft of the 2018 budget and a discussion of each line item followed. Greg will continue to tweak the budget and will present the final budget to the Board for formal approval soon.
2. The architect for the new Clubhouse has informed the Board of Metro Louisville's requirement of a landscape plan. He has hired an engineer to provide one at the cost of \$2,500.

Meeting adjourned at 9:00 PM.

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

Respectfully submitted by: LeAnn Swanson