

CHA MINUTES OF BOARD MEETING  
JANUARY 8, 2017

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

EXCUSED: Brian Schmidt, Shawn Wilkie

RESIDENTS: none

Meeting called to order at 7:13 PM

OPEN FORUM:

No items.

OLD BUSINESS:

1. December minutes were reviewed. Tammy moved to accept the minutes and Jeremy seconded the motion. December minutes were approved.

ACTIVITIES:

1. Upcoming events include a Copperfield Family Night at the recently renovated Scotty's BBQ; a charitable event with a heart theme for mid-February; and an Easter egg hunt in March.

POOL:

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

MAINTENANCE:

1. On Dec. 27, the Board electronically approved the removal of 12 dead trees at the cost of \$3,400. Jeremy reported the trees have been removed.
2. The 2018 landscape contract is still pending.
3. An update was given on the Clubhouse renovation. The landscape plan may delay the approval process. Greg is meeting with an appraiser, the next step in obtaining financing. The committee will meet with the Board in February to go over the drawings. It is anticipated that it will take approximately 6 weeks to plan and hold the neighborhood meetings. Construction could begin in late March or early April.

FINANCE:

1. The December P&L and current A/R Aging were reviewed. A motion was made by Jeremy to approve the financial statements, and seconded by Tammy; the financial statements were approved.
2. The 2017 maintenance reserves of \$61,971 will be moved from the general checking account into the money market savings account at Commonwealth Bank.
3. A \$1,600 balance owed from Alan Clifford, 17002 Camberwell Court, was written off as uncollectible.
4. Greg will have the 2018 budget finalized by the end of January.

CIVIC ACTION:

1. There have been no violation letters issued since the last Board meeting report.

NEW BUSINESS:

1. The annual dues invoice mailing will go out mid-January and will include a pool card application, but no paper survey will be included. Residents will be encouraged to fill out the survey electronically. Links will be provided in the newsletter, on the Copperfieldky.com website and on Nextdoor.com. Hard copies of the survey will be made available on the Clubhouse porch.

Meeting adjourned at 7:27 PM.

The next meeting will be held on Monday, February 12 at 7:00 PM in the Clubhouse.

Respectfully submitted by: LeAnn Swanson