

## CHOA Board Meeting Minutes

October 9, 2023

Copperfield Clubhouse

Present: Ron Bekebrede, Kathleen Mullins, Erin Herndon, Todd Guilford,  
Thurman Senn

Guests: Brian Schmidt

Called to order at 7:08 pm

### **Open Forum/New Business**

→ N/A

### **Old Business**

→ September minutes were approved. Ron first and Todd seconded. All in favor.

### **Action Items**

→ Ron will get with Theresa to take off accounts in Quickbooks that we don't need on the budget.

### **Maintenance**

→ Todd motioned to approve Aphix for snow removal and Ron seconded. All in favor.

→ New Christmas light bid is in - 2x cost of current provider (not an option and will schedule install after I get the proposal from the current provider. Should be ~\$2400 and we budget 3k)

→ Sprinkler winterization is being scheduled

→ Roof contractor got insurance to cover the entire pool bathroom roof. They will be replacing the whole roof instead of just patching the

damaged section now and will color match the shingles as best they can.

### **Civic Action**

- Thurman gave us a report on outstanding items..
- Ron made a motion for Thurman Senn (our neighborhood attorney) to send a letter to the residents at 14202 Barkis Way for non-payment of dues over several years.

### **Pool**

- No leak in the return line.
- Both the surge tank and the pool had a significant drop in water level which indicates a leak.
- Surge tank can be repaired in house. Ron will order the part so we can complete the work.
- Main drains were tested and there is an indication of leaks.
- More tests will be done to try to find out where the leaks are.
- Ron made a motion to reseal the sumps and the hole in the structure by American Leak Detection for \$1500. Todd seconded and all in favor.
- Erin made a motion to go ahead with the main drain line exploratory estimate for one 13 ft x 13 ft section. Todd seconded and all in favor.
- A plumber will run a camera through the line to see what they can find.
- The board agreed to continue the contract with PPM. Todd has a meeting with Ashlie on Tuesday the 10th.

### **Activities**

- Fall Festival is this weekend and we have a good amount of people who are entering the chili cookoff and their car in the Trunk or Treat.

### **Finance**

- Ron went over the P/L.

→ Ron will work with Theresa on getting accounts cleared up and how to run certain reports.

Meeting adjourned at 9:04.

Next meeting will be Monday, November 13, 2023.