

CHOA Board Meeting Minutes

November 13, 2023

Copperfield Clubhouse

Present: Ron Bekebrede, Kathleen Mullins, Erin Herndon, Todd Guilford, and Pat Dour

Guests: Sandy Kleinhenz, Susan Burrice, Kim Smythe, Racheal Howe

Called to order at 7:02 pm

Open Forum/New Business

- Sandy is requesting to update wreaths at each entrance every year and would like money put in the budget to cover the expenses.
- Susan was inquiring about who our landscaping contract is with.

Old Business

- October minutes were approved. Ron first and Todd seconded. All in favor.

Action Items

Maintenance

- Pat will inquire with Window Genie about storing and hanging our own wreaths and garland.
- Pat will advise Sandy to submit a proposal to take over the Christmas decorations at both entrances.
- Klausung end of year review will be here this Thursday, November 16th.
- Sprinklers were partially winterized, and Chism will be back out to finish.
- Pat has put in tickets with LGE to repair street lights.

- Two downspouts are missing from the Shark Shack. Pat will work on getting those replaced.

Civic Action

- The ACR for Mike Smith was approved.
- The ACR for Chris Hawkins was approved if the installation is made with no panels facing the road. Motion was made by Ron and seconded by Pat, all in favor.
- The ACR submitted by Cody Wheeler was denied by the board. It is a violation of our deed restrictions.

Pool

- American Leak came and repaired a leak down in the drain and it has been holding well.
- Vessels will come and run a camera and will be able to do a trenchless repair if needed.

Activities

- Copperfield's first 5k was this past weekend and was a huge success. Sharon Watson spearheaded the event and Kathleen Mullins assisted her. They are planning to make this an annual event.
- Polar Express Event and Breakfast with Santa are both coming up in December.

Finance

- Ron is presenting a draft budget. Ron went through each account with the board.
- Ron made a motion to raise 2024 dues by \$170. Pat seconded and all are in favor.

Meeting adjourned at 9:15.

Next meeting will be Monday, December 11, 2023.