

CHOA Board Meeting Minutes

March 11, 2024

Copperfield Clubhouse

Present: Ron Bekebrede, Kathleen Mullins, Pat Dour, Erin Herndon, (Todd Guilford - excused)

Guests: Jill Campbell, Brian Goodlett, Melissa Enschede, Michael McMullen, Denise McMullen, and Jason Mullins

Called to order at 7:07 pm

Open Forum/New Business

- Erin and Kathleen requested that their personal email not be used for correspondence since we have the HOA emails set up.

Old Business

- Ron made a motion to approve February minutes and Pat seconded.

Maintenance

- Flower planting will be done just before Derby.
- The landscaping committee is looking at the Island coming down wickfield to spruce up - boxwoods and rose bushes are dead and need to be replaced. Still working on what the best path forward is. The committee will be working on getting quotes for different options.
- The sprinkler system is set to start up soon but it is not on the calendar yet.
- Mulch is down on the playground and all looks great! We ended up using less mulch than intended and will get a refund on what we didn't use.

- Swings are hung now. Pat will fix the rubber mats underneath so they do not hold water anymore.
- The doorstop on the right front door of the clubhouse has been fixed. The doorstop on the left side door needs to be replaced.
- Sidewalk work is being done by the city on intersections all the way down Wickfield Drive from Shelbyville Rd to Glendower. This is being done to become compliant with ADA laws.
- The city will be paving the streets off Wickfield this year. Next year they will do Old Copper Court.

Finance

- Ron presented the monthly financial documents. They will be posted to the website.
- Each month \$2000 is being moved to our HOA savings account.
- This time last year the LOC was around \$75000. This year at this point it is around \$47000.
- Ron is considering paying the LOC off and then transferring funds over towards the end of the year as needed. This will save us money on interest each month.
- Kathleen Mullins, the Copperfield General Manager, put in her resignation. Members of the board have questioned whether it was ok to have a board member in a paid position as well as on the board, citing a conflict of interest.
 - ◆ Kathleen has requested that these board members explain what the conflict of interest is and the only thing that was brought up was that if there are changes to the contract or the position then the board member that is also in that position would not have a vote.
 - ◆ Residents that were in attendance did not see a problem with a board member also being in a paid position. This would be for

any circumstance...a board member being in the GM role or a board member doing pool or maintenance work for the board.

- ◆ The board will discuss the matter at a later date and decide what will be done from there. In the meantime Kathleen will continue to take care of the GM needs.
- The board is ready to move forward with looking deeper into the cost of a new platform called Buildium. The board will meet on Monday, March 25, 2024 over zoom to discuss the cost of the new platform.
- Pat made a motion to approve the financials and Erin seconded.

Pool

- Todd is waiting on warmer weather so he can get up there and finish up with the anchors and some other maintenance.
- We are also looking to take apart the lights in the pool itself to see if there is a potential leak there. Since the pool is half full though, we need it to be warmer to wade in the pool while we do it. The lights and one section of the drain pipe are the only two places left that we think the leak can be in, so if we can eliminate the lights then we can tell American Leak where to drill to fix the leak.

Activities

- Easter event is still scheduled for March 23rd.

Civic Action

- ACR for Barrentine to extend the driveway was not approved and needs a professional drawing to accompany the ACR. Erin will contact the resident to let them know what we are needing.
- Brian Goodlett came to the meeting requesting information on the ACR that he turned in back in January. He was asked for more detailed drawings and submitted them in February but hadn't heard back. The board questioned the materials being used and Mr. Goodlett explained

what was being used. The board will further discuss and get back to Mr. Goodlett.

Meeting adjourned at 8:44.

Next meeting will be Monday, April 8, 2024.