

CHOA Board Meeting Minutes

April 8, 2024

Copperfield Clubhouse

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

Guests: Swim board members (Stephanie Day and Jamie Albritton)

Called to order at 7:07.

Open Forum/New Business

Swim team is thanking us for our help in working with them and asking about insurance. The HOA board is working with JP Lepping to get a new policy by May 1, 2024.

Old Business

Ron made a motion to approve March minutes and Pat seconded. All in favor.

Maintenance

- Landscaping going in around Derby with remaining portion of budget going to replace dead plants on cul de sacs and the clubhouse.
- Sprinkler start up has been scheduled
- Klausing will be in touch when they are going to do the tree trimmings. Pat will notify the landscaping group.
- Pat spoke with WM about the home on Micawber about the missed pickup of the trash can. Pat reached out to the resident to clear the problem up.
- Klausing does weeding every time they are here and Pat will reach out to them to make sure this is being done.

Finance

- Ron went over the financial statements with the board.
- January auto withdrawal did not go through so Ron made a transfer to cover that.
- Ron moved money into the money market account to cover big projects in the future. An example of a big project that we could use that money for is the pool liner.
- Ron will send invoices and letters to residents over 90 days and also get with Thurman about residents that are more than two years behind, possibly moving forward with putting a lien on the home.
- Ron made a motion to go with Buildium and pay it annually to get the discount and Erin seconded and all in favor. Kathleen will contact Buildium to start the process.

Pool

- We still have two leaks. One in the surge tank and one in a pipe. Ron and Todd are continuing to monitor the situation.
- We will drain the pool a couple of feet and clean the pool, so we can have it clean and ready to open in May for the swim team.
- PPM has notified us that they have 17 lifeguards for Copperfield and 6 floaters. They have a few more people that they are interviewing. PPM will keep us up to date with the numbers.
- We will do our own pool filters.

Activities

- Community Yard Sale is Saturday, June 1st. It will be advertised on Facebook, Nextdoor, CJ, and Memberment.
- We have a door hanger painting class scheduled for the end of May.

Civic Action

N/A

Meeting adjourned at 8:50.

Next meeting will be Monday, May 13, 2024.