

CHOA Board Meeting Minutes

June 9, 2024

Copperfield Clubhouse

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

Excused: Ron Bekebrede

Guests: Susan Nevels

Called to order at 8:57 am.

Open Forum/New Business

Susan is inquiring about the pear tree at the back entrance. Not in the budget for this year but we will put it in the budget for next year.

Old Business

Minutes were sent through email for April and May. Approval will be through email.

Maintenance

- Mulch from stump grinding has been removed and sod has been installed. Pat will get in touch with the resident by the stump to see if he will water it periodically.
- East side of main entrance there is a misunderstanding with Klausing about the planting. They only planted one side but will come out to do the other side. This will be a small additional cost.
- Pat would like to investigate replacing some sprinkler heads next year. He gave Ron the heads up to put it in the budget for next year. This could save water. Pat will give Ron an estimate of what the cost might be.

- Lifeguard phone has been repaired. Pat replaced the jack on the wall in the pump house.
- Pat is working on filling the pothole at the front entrance.
- Pat repaired the light at the front entrance. Erin has seen them working.
- Pat will have Klausing come back out and weed and fix Marley Place island.

Finance

- Ron sent financials out through email.
 - ◆ For the last 3 years and possibly more, the HOA has not depreciated its assets. Together with Kathleen and our bookkeeper Theresa I intend to correct this matter.
 - ◆ Ron is working with resident Brian Brockie to get him paid for the work he did on the sewage line at our pool last year on July 4. Paul Schmidt informed him that he would receive a deduction on his 2024 dues. I learned about this when, per my request, Brian repaired 2 water line leaks in the pump room shortly before this year's opening.
- Kathleen is working on getting past due payment letters out to residents.

Pool

- Pool is open with all shades up and furniture pressure washed.
- We are in maintaining mode with the pool.
- Todd is working on the anchors for the pool cover throughout the summer.
- We will get American Leak out in September to drill in the deck and fix the leak.
- A resident is inquiring about changing a tennis court into a pickle ball court. Todd asked the resident to get more information. We will talk about it all then.

Activities

- Garage sale was a week ago and went well.
- Pop up workout class was canceled by the fitness business.
- Upcoming events include paint class, trivia night, and fourth of July celebration

Civic Action

- 309 South Beckley Station Road are replacing their deck

Meeting adjourned at 9:35 am.

Next meeting will be Monday, July 8, 2024.