

CHOA Board Meeting Minutes

September 9, 2024

Copperfield Clubhouse

Present: Kathleen Mullins, Ron Bekebrede, Pat Dour, Tyler Watson, and Todd Guilford

Guests: N/A

Called to order at 7:06 pm.

Open Forum/New Business

- GM gave a report on the phone calls and emails that came into the hotline over the last month.
- The board voted that ACR's will be approved on the 2nd and 4th Monday's of the month. That is twice a month instead of waiting for every board meeting to go over them.

Old Business

- Approve past minutes. Ron made a motion to approve and Pat seconded, all in favor

Maintenance

- Magic Salt proposal came in at the same cost as last year.
- Klausung inquired about our snow plow removal plan and will be sending in a proposal for the upcoming season.
- The street sign at the front entrance has been repaired and the repair is complete.
- It was noted that someone drove over the front island and the sprinkler heads. Pat is working on making sure all is repaired and working properly.

- Pat will schedule winterization in October.
- An inquiry was made about the island on Olde Copper Court but we have no money currently to replace what is there.
- We are still waiting on our credit from Ken Mulch and the difference that is owed to us from the Tree Contractors. Pat will reach out and inquire about those.

Finance

- Ron went over the financials. Ron will send official financials over through email for the board to approve and Shawn to post to the website.

Pool

- The pool cover has been put on the pool.
- The pump house and bathrooms still need to be winterized.
- The KY Pool Guys are set for managing our pool next year. Todd expressed some things that we hope to have improvements on next year including guards and their duties (cleaning the bathrooms, blowing off the pool deck, not using the clubhouse, ect.)
- The board has decided to go with only 2 guards this year and we will employ a gate attendant at peak times.
- We are still waiting to hear back from American Leak to get an updated quote on repairing the leak.
- Phoenix Pools was contacted to take a look at the pool but they are booking several months out.
- Todd is reaching out to a few tile companies about looking at the tiles in the pool to have them repaired before next season.

Activities

→ Our next activity is on October 26th. We will have our Fall Festival, Trunk or Treat, and Taylor Creek Band will play for residents after the festival.

Civic Action

→ The Clickner's sent in an ACR and Kathleen worked with them to get all the information. The board approved.

Meeting adjourned at 8:56 pm.

Next meeting will be Monday, October 14, 2024.