

CHOA Board Meeting Minutes

August 12, 2024

Copperfield Clubhouse

Present: Kathleen Mullins, Pat Dour, Ron Bekebrede, Todd Guilford, Mike Fisk, Jamie Albritton, and Lauren Frey

Called to order at 7:02

Open Forum/New Business:

- Mike is asking about dues and the trash if we go with Eastwood Incorporation Project. Ron explained that we are not sure what the specifics would be at this time.

- Lauren is asking about guards using the clubhouse and two guards being in the chair. It was explained that the guards were given permission to use the clubhouse when they are on break to cool off. This will be revisited next year. It was also stated that by law there should be two guards in the chair at all times when there is someone in the pool. The guards will be given a reminder about this again.

Old Business

Minutes will be done over email.

Pool

- We have received a couple of quotes in for pool contracts and we are reviewing them to see which one fits our needs best.

- American Leak Detection has been contacted and we are waiting for a return call to discuss the plan for finding the leak.
- Mr. Koch will get someone to give a bid on the tiles to be repaired in the pool
- Ron will ask Phoenix Pools to test the leak for a second opinion.

Maintenance

- Oates got the flag pole repaired and put back up and the flag is back up.
- A truck drove over the sprinkler head and broke it at the front entrance. Another sprinkler further down was spraying water and Pat put a cheap cap on it to fix it until we can replace it.
- Tree on Steerforth was cleaned up by Pat. It was blown over during a storm. Pat is asking the landscaping committee what they think we could replace it with if we go that route.
- Waste Management has agreed to fix the bill on the dumpster. They charged us in error.
- Ken Mulch will check on the reimbursement.
- Pat motioned to take Bradford pear down and Ron seconded. All in favor.

Treasurer

- Elections will take place in October. Something will be sent out to the residents to send resumes in if they are interested in a position on the board.
- The city representative that we tried to have come talk to the residents (at the request of a resident) about the Eastwood Project has never replied.
- Ron has requested that the General Manager share a report of the things that came through the hotline at every monthly meeting.

- Ron is working on getting the accounts set up in Buildium so Kathleen can start the accounting process..
- Ron will work on sending letters to people who are overdue. Kathleen will get some cxld checks.
- Motion to approve the finances was made by Pat and seconded by Kathleen. All in favor.

Adjourned at 8:41