

CHOA Board Meeting Minutes

November 11, 2024

Copperfield Clubhouse

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

Guests: Linda and Vernon Addison, Carson Campbell, Annie Fisk, Andrew Frey, and Josh Deacon

Call to Order: 7:00

Open Forum/New Business:

Several residents were here to discuss and get more information about the internet/cable offer. Pat went over how this came about and what we know so far. Some questions that were presented: What is the reliability rate for both companies? What is the increase percentage the board can have for annual assessments? Are we asking for a year up front, not monthly? What are the different scenarios and options? Next steps: the board will pick the company and then do a survey.

Old Business – October minutes were approved. Motion made by Pat and seconded by Ron. All in favor.

Maintenance

- Sprinklers have been winterized and controllers in standby mode.
- The wifi hotspot at the south entrance was severed and a new one has been ordered.
- Christmas decorations are up and we got a 30% discount for doing it early. They will not be turned on until after Thanksgiving though.

- Furnace filters were ordered and Pat will replace them this week.
- Lights at the south entrance wall are not working and they need the wiring fixed.
- Two street light tickets have been entered because they are out, they should be replaced soon by LG&E.
- Clubhouse repairs were completed by Ontop Roofing. We believe the two soffits were messed up because the downspouts were clogged. Pat is working on a fix so that doesn't happen in the future.

Pool

- Todd met with Phoenix Pools about the many places that need tile replacement and they said it would be a simple fix. We are getting a quote on replacing the whole pool and one for the few sections.
- They gave some ideas on what to do to try to find the remaining leaks.

Finance

- Ron went over the finances.
- We are still waiting on a credit from WM and refund from Tree Contractors.
- Motion to approve the financials was made by Pat and seconded by Tyler. All in favor.
- Ron went through the skeleton budget and we adjusted some numbers.
- Ron will send out communication about a dues increase for 2025

Activities

- Fall Festival and Trunk or Treat went really well. Residents had a great time and we had a good amount of people who stayed for the band.
- Santa breakfast is coming up on December 14th.

Civic Action

- ATT will be investigated further and a survey will be sent out to the residents as next steps.
- Andrews ACR was not approved and we reached out to them in September and have not heard back.
- Carter ACR was not approved and we are awaiting Mr. Carter to give us a time that we can go by and take a look and have a discussion in person.

Adjourn at 9:05 pm.

Next meeting: December 9, 2024