

## CHOA Board Meeting Minutes

October 14, 2024

Copperfield Clubhouse

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

**Guests:** Missy Stober, Jeff Lassell, Sandy Kleinhenz, and Ross Nordhues

**Call to Order:** 7:03

### **Open Forum/New Business:**

- Sandy has a question about the budget and some things in it. She is asking about the snow removal and how the contract works. Ron explained how it works.
- Sandy questioned the \$3000 clubhouse cleaning. She thought it was annually but we explained it was monthly and the \$3000 is the budget for the year.
- Sandy also questioned the trim and soffit of the roof on the clubhouse. Ron explained that we are trying to get in touch with the builder to see if it is under warranty. We are trying to get in touch with them but they are not getting back to us. Pat is going to call and get some estimates to have it repaired.
- Sandy asked about the maintenance of the tennis courts and about future plans. The board explained that we would look into the problems with water pooling and other issues.
- Missy asked about an update on the drainage issue between the clubhouse and her house. Pat discussed the issue with her.
- Jeff asked about the Eastwood Incorporation project and where we are with it. We do not have any updates at this time.

- Sandy asked about the white truck parked on Wickfield Drive. A letter will be sent as the truck is a commercial vehicle and that is not allowed on the street.
- Sandy asked about the bushes in front of the a/c unit at the clubhouse. Pat discussed this issue with her.
- Sandy asked about the Oak trees on Wickfield Drive. Pat let her know that it is the homeowner's responsibility to take care of those.

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

### **Maintenance**

- Winterization is taking place on the 21st for the sprinklers. Pat has asked for them to push pressure through the lines so that the water shoots as far as it should.
- Furnace filters need to be ordered. Pat will send to Kathleen
- Window Genie sent a quote to install the lights. They will be out on October 25th to complete this. They will be on a timer.
- Need to pay Pat for A/C repair.
- Snow plow contract came in at no increase in price.
- Klausung sent in a proposal. They included a snow plow proposal. It is more expensive than what Magic Salt can do for us. The grounds contract came in at a 3% increase at \$28640 for the main total.
- Camberwell Ct. asked that their island be upgraded this coming season. The board will find a way to get this one done.
- We need to vote on what we are going to do going forward with Spectrum. Pat and Tyler will work together on this project.
- Ron repaired the street sign and jackhammered the sprinklers.

### **Pool**

- The pool is closed and we are set to blow out the lines this week. The cover is on and all the furniture has been stored for the winter.
- Todd has reached out to two contractors on tile repair and is waiting for their reply to get some quotes for repairing the tile in the pool.
- Todd will take the sails down.

## **Finance**

- September financials were reported by Ron. Quickbooks is not showing the correct amount in the savings account but the bank account is. Ron worked on that today.
- Tyler made a motion to approve financials and Mullins seconded. All in favor.
- Ron made a skeleton budget for us to start with for the year 2025.
- Ron recommended that going forward, auto withdrawals should start in January, instead of July as a prepaid. Motion to approve by Tyler and seconded by Pat to start dues withdrawals in January 2026 instead of a prepay starting in July for the coming year.
- We will try to go live on December 1st with Buildium.

## **Activities**

- Fall Festival and Trunk or Treat are coming up. Madalyn Brock and Annie Fisk are planning the event for us.

There were three positions available on the board this year and only three candidates. No election was needed so the result was Tyler Watson is now on the board. Ron Bekebrede stayed on as the treasurer, Pat Dour as the VP over Maintenance and Tyler Watson as President.

Adjourn at 8:55 pm.

Next meeting: November 11, 2024