**Copperfield HOA BOD (Zoom) Meeting**

Weds., Jan. 12, 2022

6:30 p.m.

Curry Home (Copperfield Drive)

Attendees: Melissa Atkins, President

Ken Curry, Vice President

Ray Chinn, Treasurer

Cheryl Williams, Secretary

Pam Schneider, Member at Large

Agenda

Signs

Dues

Front Entrance/Back Wishing Well – Brick Issues

Bylaws/Covenants

Melissa Atkins called the meeting to order and opened discussion about the quotes for bulletin board signage Ken Curry had secured. Curry presented a quote for two community bulletin boards – one for the front entrance and one for the back entrance – along with four stop signs. Chinn indicated he has an extra pole that might be able to be used; Curry will need a photo to send to the vendor so they can see if they can use it. If so, Curry will secure an updated quote.

Chinn provided an update on dues. To date, Chinn has deposited dues for 110 properties (out of 177) for a total amount of $16,500. Chinn currently has about 25 additional checks to deposit. Three of the deposits will hit the 2021 Balance Sheet. Current bank balance is $50,787 (as of Dec. 21, 2021). HOA should end up in the black (approximately $3,000) for 2021.

Dues in Arrears: Currently, there are two homeowners who are in arrears for longer than four years. Chinn sends a letter – giving 90 days before processing a lien. There is one property with a lien against the house. There is a second batch of homeowners in arrears – Chinn will send his standard letter advising the homeowner that they are in arrears. Chinn will ask them to show proof or documentation if they believe they have paid. Otherwise, they owe the dues.

Atkins indicated she would add a post to the Copperfield HOA Facebook page reminding people of the dues deadline. Atkins asked Chinn to confirm there are approximately 20 homeowners in the 2018-2020 batch in arrears.

Chinn indicated dues owed for 2021 is what was done in Jan. 2021. There are quite a few – 24 houses. There may be a few who caught up in the batch Chinn has yet to deposit.

Chinn stated he would continue to follow his process for notifying homeowners who are in arrears on their dues. Chinn will start sending a copy of any letter/invoices he sends to Williams (Secretary) for HOA records.

Chinn also will ask the HOA attorney to start sending copies of any letters he sends to homeowners on our behalf. These copies need to be retained in the HOA records.

Atkins – Back wishing well still having some electrical issues. Something is causing it to trip. May be getting water in somewhere; Kevin Atkins will have to trace the wire to see if he can determine what’s causing it to trip.

Chinn stated he is having issues getting the attorney for Thieneman to handle the issues with the damaged sprinkler near the back well/road. Chinn asked Curry if he could handle; Curry requested notes/details for what Chinn has done to date.

Atkins/Williams/Schneider – All agreed Board should hold on voting/approving the quote for the signs/bulletin boards until we learn more about what the repairs to the brick veneer entrance and back wishing well will cost.

Chinn will check with Roger Harbison to see who did the original brick veneer work. Williams will see if she has information on who did the veneer work on their house. Curry is happy to secure a quote to share with the Board members; will evaluate if we have the funds to pay for the repairs then determine next steps on signs/bulletin boards.

Other Business

*Windsong*

Atkins said she had received an email today regarding the new home being built. It was from a resident on Windsong expressing concern because it seems the new home will be considerably smaller than others on the street. Atkins advised the resident he and other residents would be receiving a letter from the HOA. Williams advised she will hand deliver the letters tomorrow to residents advising them of the transfer of the vacant property and plans to build a home on the property.

*Bylaws/Covenants*

Atkins indicated original Covenants do not prohibit renting properties in Copperfield; draft the Board was reviewing/putting together removed language related to signs for houses for sale or rent. There is a second issue that keeps coming up among homeowners pertaining to pools.

Board will schedule a Town Hall meeting to begin discussion/review of Covenants and Bylaws. Curry will contact City Hall to see if we can hold the meeting there. Board agreed to hold meeting on Monday, March 7 or Thursday, March 10 at 6:30 p.m.

Atkins will add information about the meeting to the neighborhood Facebook page.

Website is still unsecure; Atkins will see if she can find out what’s going on with it. We will also need to post meeting information there and will need to put out the signs.

Curry will reach out to Brookstone’s president to have him attend the next Copperfield Board meeting.

Next meeting Tuesday, March 1 at 6:30 p.m.

Meeting adjourned at 8:55 p.m.