**Copperfield HOA BOD Meeting**

Meeting Minutes  
September 12, 2023  
  
Meeting opened at 6:31 p.m.  
  
Atkins called roll; directors were all in attendance except Ken Curry who was out of the country:

Melissa Atkins, President Present

Ken Curry, Vice President Absent

Pam Schneider, Treasurer Present

Cheryl Williams, Secretary Present

Dena Rodgers, Member-at-Large Present

Williams read the minutes from the Mar. 14 meeting. Schneider moved to accept the minutes; Rodgers seconded. All in favor.

**Directors’ Reports**

(President) Atkins: Atkins stated she needs to follow up on the lighting issues. Electrical had originally been run under the street at the front of the subdivision. Louisville Landscaping had quoted; however, they did not want to work with what we have.

The Spring Fling that had been planned did not happen due to weather and logistics.

(Vice President) Curry: Absent

Schneider: Reviewed the Treasurer’s reports, including the Balance Sheet and Profit & Loss Statement. Lawn and landscaping is the greatest expense. We currently have $59,304 in Liabilities and Equity on the Balance Sheet. On the P&L report, net income was negative $12,419.76; it is normal for us to run a deficit on expenses at this time of year (we collect dues at the end of the year).

Dues Report: There are four residents who are in arrears on their dues. One made January and February payments on a payment arrangement they requested; however, they have not paid nor contacted Schneider since then. We will add the legal fees and late fees to the dues for this year for these residents. HOA board has the option of garnishing the homeowner’s wages if they refuse to pay; one of the four existing falls into the category for consideration of garnishment. The board will make a decision on that in January 2024.

Schneider received a late payment notice for $250 from the Indiana Department of Revenue. This was for an expense that was not paid by the previous HOA treasurer. Schneider paid the invoice.

(Secretary) Williams: Nothing to report other than she failed to get the Spring newsletter out. Will make every effort to produce and mail a Fall newsletter with a reminder of the Annual Meeting and the final Board of Directors meeting for 2023.

(Member-At-Large) Rodgers: Rodgers plans to coordinate a Fall Yard Sale in October. She would like to explore a Halloween Scavenger Hunt modeled after the one at the Louisville Zoo’s scavenger hunt. They used an app where people can check in when they find hidden pumpkins. She thinks we could offer a set period of time when people could participate.

Rodgers made a motion to accept the directors’ reports; Schneider seconded. All in favor.

**Other Topics**

The board has been aware of the issues with the landscaping in the common areas. Our current contractor had some problems with equipment; the board granted him some grace until he could get the repairs made. It has now been resolved.

Several lawns in the neighborhood are looking shabby, and there are some homeowners who are in violation of the Covenants regarding habitual parking on the street. In the past, the board has mailed letters to homeowners to make them aware of the Covenants. There is no way to enforce under our existing Covenants. Georgetown does not allow parking on the streets at all, but even they don’t routinely enforce the issue.

The board will continue to regularly notify homeowners who are in violation of the Covenants. More specifically, the board will remind homeowners whose yards are shabby and whose grass is taller than six inches of the language in the Covenants. The Covenants do allow the board to pay someone to cut the grass if it’s taller than six inches and then send the bill to the homeowner. This information will be included in future notifications to homeowners.

Regarding the Covenant language, the board has consulted with our attorney who stated Covenants would need to be changed if the board wants more leeway to enforce any specific issue of concern. For example, the existing Covenants allow for parking on the street (as long as it’s not habitual), but Georgetown does not.

Steve Webb indicated he has concerns about some of the proposed Covenant revisions the board proposed. For example, he would not support changing the existing language regarding restricting dogs and other pets to the homeowner’s property.

Boarded up windows have been referred to Georgetown’s Building Commission who went by early in the year but does not see anything in their Ordinances that govern this issue. They suggested the board consider adding language to the HOA Covenants stating boarded up windows are a violation.

Carol Webb stated she walks the neighborhood regularly, and she would be happy to make note of issues or violations then bring those to the HOA board’s attention. Atkins provided Carol with the general HOA email to use to notify the board of issues she sees.

There is a streetlight out on Carter Court; it is maintained by Duke Energy who will be notified.

There was a question about mobile basketball hoops. Rodgers will check with Code Enforcement at Georgetown to see if there are any restrictions or Ordinances governing these.

Atkins proposed the board change the date of the Annual Meeting to Saturday, November 11 (10 a.m.) since a couple of board members will be out of town on Oct. 28. Atkins will check with Georgetown Bakery to see if the meeting can be held at The Spot.

Two positions on the board – President and Member at Large – will be up for election at that meeting.

Williams will include the new date for the meeting, the agenda and a proxy form in the October newsletter. The board agreed to mail the newsletters rather than stuff them into homeowners’ paper boxes.

Public Comment

Carol Webb had previously expressed concerns about trash cans not being kept in homeowners’ garages and overflowing garbage cans. These issues seem to have improved; however, Webb would like to suggest the board include a reminder in the next newsletter about the issue since it can affect property values for all residents.

There being no further business, Schneider made a motion to adjourn. Rodgers seconded. All in favor.

Meeting adjourned at 7:38 p.m.

Respectfully submitted by Cheryl Williams, Secretary, Copperfield HOA.