

Copperfield Board Meeting
Sunday, November 9, 2008
7 – 9 pm

In attendance: Ron Gilbert, John Hayek, Paul Drake, Jason Parks, Charlie Gancio, Gene Ferguson, Melissa Schwarzell, Dan Stone (portion of time)

Ron Gilbert began the meeting. The following were discussed:

- 1) The October Minutes were officially approved.
- 2) Communication – Ron asked that CNA representatives be cautious when responding to neighborhood issues. He reminded everyone that we need to respond to these issues as a Board or Committee, and not as individual representatives.
- 3) Facilities Committee Update
 - a. Kitchen – Dan reported that we are still waiting to receive exactly comparable bids. The project will thus probably begin after January 1st.
 - b. Driveway – Dan reported that the clubhouse driveway needed to be resealed. Once this was done, parking spaces would be restriped. Also, a concrete ramp would be added. This would both provide wheelchair access to the sidewalk and also prevent parking on the grass.
 - i. Dan motioned for funds to be approved for the better of the bids on these jobs. Melissa seconded the motion. It was unanimously approved. Ron reminded Dan to get agreements for this in writing.
 - c. Tennis Court Drainage- Dan reported that Facilities had been actively seeking bids to have the tennis court drainage issue repaired. Water draining off the courts has been causing damage to the neighbor's property. Two options for fixing this included creation of a channel drain running the length of the tennis court or installation of a drain running outside the court area.
 - i. Dan reported that contractors had failed to take interest or produce estimates. Jason recommended they call Fasflow, a company which specializes in water and drainage issues.
 - ii. The 2 options for fixing the problem were weighed. On one hand, a drain outside the tennis court might necessitate tapping into an easement (one which also carried utility lines), would be more invasive to the neighbor, would require a tax be paid (which may or may not be more burdensome than the costs of a channel drain installation), and would necessitate a survey. A channel drain on the tennis court avoided these issues, but contractors had thus far failed to bid on this. Everyone agreed the issue needed the most prompt attention possible. Ron said he would communicate with the owner of the neighboring property to let him know the status of the project.
 - d. Pool Deck Drains – Dan reported that contractors had also been reluctant to bid on this project. The one bid that was received had been exorbitant.

They are seeking further bids. John asked if the drains were creating a problem. Dan reported that they were bowed, brittle, and in very bad shape. They also were not cleanable and had caused some mild flooding.

- e. Tennis Court Locks – Gene reported that this project was being tabled until early next year. They had not yet been able to find a suitable lock system for the existing gate.
 - f. Winterizing – Dan reported that an acceptable bid had been received.
 - g. Water Bill / Tax Rebate- John Walsh has been compiling information regarding a tax rebate for the water used by the pool. Because it does not go into the sewer for treatment, it is considered exempt from the sewer taxes on each bill. We are working on applying to get these taxes back and may be able to go back 5 years. It was discussed that because the rebate is only for pool water (which only the pool pays for), then the rebate would actually go to the pool's balance sheet.
- 4) Directory Update Form- A draft of a directory update form was distributed and some adjustments were recommended. It will be distributed at the time of dues billing.
 - 5) Christmas Open House – The planned date for our Christmas Open House is Saturday, December 13th, 1-3pm. We have musical performers We are looking for a Santa. Charlie Gancio is working on refreshments. Melissa requested that we consider making these peanut-free and she offered to help accomplish this.
 - 6) Clubhouse Holiday Decorations- Charlie reported that Terry, who has done them in the past, said that she would do them again this year. John suggested we buy a menorah for the clubhouse as well, to make it truly “holiday” decorations and not solely “Christmas” decorations. The board supported this.
 - 7) Dress-Up Your House Contest – The board unanimously supported the idea of having a neighborhood-wide contest for holiday decorations. A message on the marquee or a banner would go up soon.
 - 8) Financial Report – John reported that he expected a balance of about \$47,000 after the year's expenses and revenues were all completed. John made a motion to place our funds into an interest bearing account. Melissa seconded the motion. It was unanimously passed.
 - 9) Unpaid Dues - John reported that unpaid dues were still prevalent and had increased this year. Paul explained that reporting to credit agencies did not look like a feasible option, as it would require lots of maintenance. Charlie outlined a 3 tier system for responding to dues, ending in the filing of liens & publication of past-due households on our website. He said we still needed further legal advice regarding liens. John said that he would put together a policy for late fees, which we could implement pending further legal advice.
 - 10)New Ideas- John suggested we all bring ideas to the next Board Meeting for what we would like to see in 2009. It was suggested that we request ideas from the neighborhood as well on the directory update form.
 - 11)Adjourned- Charlie voted to adjourn the meeting. Gene seconded the motion. The meeting was adjourned.