

Copperfield Board Meeting  
Sunday, February 8, 2009  
7 – 8:45 pm

In attendance: Ron Gilbert, John Hayek, Gene Ferguson, Melissa Schwarzell

Ron Gilbert began the meeting. The following were discussed:

- 1) The January minutes were officially approved.
- 2) Kitchen Remodel- Facilities was still working on this. It was suggested that we establish a deadline.
- 3) Clubhouse Signage- Gene displayed some products that could work; including bronze address signs for the building itself and a boulder with embedded bronze sign for the lawn area. An examination of the outdoor area indicated that a sign on the lawn side of the driveway, centered on the clubhouse might be best. Pricing out both the boulder concept and also a stacked stone wall concept (similar to the neighborhood's entrance) was suggested. Less expensive options could also be explored if necessary. It was noted however, that with home prices declining nationwide, it might be a service to residents to maintain a high-quality, high-class appearance for the neighborhood.
- 4) Meador Fence – The Meadors, whose home neighbors the clubhouse, have recently had problems with youth gathering in the green space between the tennis courts and their yard, including problems with vandalism to their garage. They are interested in building a fence that would attach to the tennis courts, and have asked the board to consider covering the cost of the short piece of fence that would cross onto CNA property. Ron suggested that this entire piece of the fence be composed of the black-style fence used around the clubhouse, rather than the cedar-style fence approved for the neighborhood. There was consensus to help with the cost of the CNA portion of this piece and also to allow the black fencing to be used for it.
- 5) Facilities –
  - a. Tree Removal- There have been questions regarding the trees which have been damaged along Clays Mill Rd, outside the community fence. Gene said that the CNA is generally responsible for trees & limbs on our side of the fence, and residents are responsible for trees & limbs on their side of the fence.
  - b. Pool Fees – Gene reported that a decision had been reached on 2009 pool dues. Due to concerns about the economy, prices would be slightly reduced for residents. Prices would be \$350 for neighbors, regardless of pay date. (Early payment would still be requested, for ID & budgeting purposes.) \$375 would be the fee for non-Copperfield residents, or \$400 if not paid early. A 2 member family would cost \$300, and a single adult (24+) would be \$200. Packets of information would be sent out soon. Rules would be primarily unchanged and there would be 2 picture ID making days in April.

- c. Pool Drains – Our pool management company has ordered new pool drains to bring us in compliance with new child-safety laws. These are to be delivered & installed in either February or March.
  - d. Playground – Melissa reported that she was still assembling quotes for a new swing set and would get quotes for a mulch top-off this coming month.
- 6) Finance Report
- a. John reported that approximately 75 – 80% of dues had been received thus far, including full payment of past dues by about 8 homes. John said that there had been little or no negative feedback thus far regarding the dues policies. A few residents had contacted him to work out ways to pay their bills and he was working with them.
  - b. John said that he could have a 2009 budget soon and distributed copies of the 2008 budget to give everyone an idea of the finances.
  - c. John mentioned that he was looking into our mortgage. The term was shorter than he had thought but the rate was adjustable. He was hoping to perhaps lock into the low rates currently available and perhaps shorten the term even further.
  - d. John explained that he moved the majority of our cash reserve out of our non-interest bearing checking and into an 8 month CD, so that it could start working for us.
  - e. John finally noted that our lawn service contract was coming up and asked if we would like to request bids. There was consensus that this would be beneficial.
- 7) John showed everyone a Neighborhood & Community Sustainability grant application form. LFUCG is awarding matching funds for “green” projects, including street trees. Melissa said she would look into this.
- 8) Directory update forms were coming in. John said he was updating our spreadsheet with names and addresses as bills came in and could forward the document to Melissa when billing was done, for final revisions.
- 9) Welcome Baskets- Melissa explained a plan for welcome baskets to new homeowners. Approximately 25-35 homes sell each year, and each basket would cost about \$10. There was support to proceed with these.
- 10) The meeting was adjourned at 8:45. The next meeting would be Sunday, March 8th at 7pm.