

**MINUTES**  
**COPPERFIELD HOMEOWNERS' ASSOCIATION**  
**(CHA)**  
**April 12, 2010**

Present: Ronny Baker, Sandra Boecker, Cindy Donaway, Jim Jackson, Karen Meekma, Steve Scarmardo and Nick Turnham

Absent: Jerry Ponzio and Richard Palasota

Guests: None

President Nick Turnham called the meeting to order.

Minutes from the previous meeting were distributed and read by all. Motion to approve made by Cindy Donaway and seconded by Ronny Baker

Sandra Boecker distributed various financial reports. The current balance in the checking account as of March 31st was \$29,465.04. Operating expenses and The Aging Summary were discussed. Turnham asked Jim Jackson to research options available to report delinquent homeowner dues. All were reminded that dues for the upcoming year will increase to \$90.00. This will be noted in the upcoming newsletter.

Donaway indicated Yard of the Month signs would be awarded in the near future as Spring plantings are now in full bloom.

Turnham noted that the landscape maintenance contract with Voltin Lawn and Irrigation expired on March 1st. Several bids were requested and two were returned. One was received from Texas Landscape Creations and came back at \$ 31,113.96. Voltin Lawn and Irrigation was the second and it came in at \$26,532.08. Turnham reviewed with Boecker and agreed to award the contract to Voltin for a 1 year period. All supported the decision.

The annual meeting is scheduled for May 19<sup>th</sup> from 6-8pm at Sam Houston Elementary. Bryan Police Officer JP Ingram will be present and will introduce the new Chief of Police who will serve as the guest speaker. Turnham presented a bid from Global Events to serve hamburgers, chips, and drinks for \$1,187.00. This quote was the same as the previous year. Karen Meekma made a motion to accept the bid and again serve a meal. Steve Scarmardo seconded. Turnham then told the Board that a sponsor had approached him and offered to donate \$1,000.00 towards the meal expense. The sponsor asked that the donation simply be noted in the newsletter. All present agreed the donor should also be recognized in the program distributed at the annual meeting. Turnham would follow up on the offer. One pool membership would be awarded as a door prize. Members were asked to collect additional door prizes. Suggestions were

discussed. Ballots for new board members will be mailed on May 1, 2010.

Invoices for Landscape Maintenance, Flags, Utilities and Holiday décor were calculated from March 09-February 10. A bill for \$14,331.13 was presented to TAC Reality. This represents 33% of the total paid by the Homeowners Association. 4% of the Landscape Maintenance was also billed and delivered to Copper Chase.

Joey Michiletti has offered to maintain the pool for the 2010 season. All agreed and would pay him the same as 2009. The pool is scheduled to open on May 20, 2010. Turnham will have 100 keys made and memberships will be available to purchase the night of the annual meeting. No parties will be allowed the first weekend the pool is opened. Family rates would remain the same as the previous year. They will be:

May-June	\$80.00
July	\$65.00
August	\$40.00
September	\$20.00
Group Parties	\$30.00 and available to paid members only

Turnham agreed to handle all membership tracking. After the pool cover is removed and if all is in good condition, Jackson recommends the same be purchased for the small pool which is 10x10. All agreed and Jackson committed to research the pricing and availability.

With no further discussion, the meeting was adjourned. Next meeting scheduled for June 8, 2010 at 6:30 at The Carriage Inn.