

**MINUTES
COPPERFIELD HOMEOWNERS' ASSOCIATION
(CHA)
AUGUST 11, 2009**

Present: Ronny Baker, Cindy Donaway, Jim Jackson, Karen Meekma, Richard Palasota, Jerry Ponzio, Steve Scarmardo and Nick Turnham

Absent:

Guest: Marshall Crawford, Sandra Boecker

President Nick Turnham called the meeting to order.

Minutes from the previous meeting were approved electronically.

Sandra Boecker was introduced to complete the unexpired term of Rafael Otera. A motion was made by Karen Meekma and seconded by Steve Scarmardo to appoint Boecker to this board position. Her term would expire in May of 2010. Her phone number and email address was exchanged with all.

Marshall Crawford distributed several financial reports. As of 7-31-09, the balance in the checking account was \$61,525.79. Annual dues must be received by September 1, 2009. The Profit-Loss Report as of July-09 indicated total income for the year at \$10,168.17 with expenses at \$9,839.45. Since June 15, 2009, \$3,332.68 has been spent on pool related expenses.

Pool expenses were then discussed in detail. Turnham explained that recent vandalism has resulted in needed repair on the pool light, the area light, the gate lock, and the head on the swimming pool pump was replaced. Other sundry expenses (including chemicals) along with the monthly upkeep of \$500.00 was detailed. To date, 81 families have joined the pool this summer. 78 have paid at \$80.00 which equals \$6,240.00. It was concluded with the expenses noted above along with fence repair and the upkeep for the entire season, the pool would not break even this year. This led to talks on whether the pool should remain open and/or should dues be increased. After much discussion. It was decided that the pool area is very much an asset to the neighborhood regardless of the expenses. It adds value and enhances the neighborhood. Cindy Donaway recommended dues remain the same and all present agreed. Fees for the 2009 season have been:

May-June	\$80.00
July	\$60.00
Aug-Sept	\$40.00

Turnham asked Ronny Baker to check on the total cost for a pool cover. The pool will be closed on October 1st and we need a process in place to preserve the pool during the off-season

The proposed budget for 2009-10 was presented. After lengthy discussion on where

changes could possibly be made to enhance the bottom line, it was decided to keep all as presented. Jim Jackson made a motion to accept the proposed budget unchanged and Scarmardo seconded it. It was decided that homeowner dues should increase next June. Ample communication and notice would be given to all homeowners before the 2010 statements are processed and mailed. The dues would increase from \$75.00 to \$90.00. This increase appeared to be the most logical way to raise income while leaving all proposed expenses *in tact*. Before making this decision, the board compared the current dues to other comparable neighborhoods in the BCS area. The current rate for Copperfield was by far one of the lowest.

Turnham asked Jackson to research the procedures for reporting delinquent homeowner dues. Past due payments to date are posted as liens against the homeowner. The board is considering the possibility of reporting so the unpaid dues are reflected on a consumer's credit report. This may prompt more timely payments. Jackson will present details at the October meeting.

Cindy Donaway reported all yard of the month winners and passed the info to Turnham for posting in the upcoming newsletter.

Excessive pool vandalism was then discussed as all members voiced concern regarding the recurring events. Recent events have included:

Lights broken

Chairs broken and/or turned over

Water turned on in the showers and left

Lock damaged on the gate

Shower curtain jerked down from shower

Video Surveillance was discussed. Jerry Ponzio agreed to look into various camera styles/ types and would update all member via email. A decision would be made through electronic discussion. Notification would be placed in the newsletter and a sign would be made and installed at the pool noting..... Pool area under 24 hour surveillance.

Scarmardo agreed to repair the damage to the lock so the gate will once again properly close.

Turnham announced that all forthcoming meetings would be at 6:30. With no further business, the meeting was adjourned. Next meeting scheduled for October 13, 2009