

**MINUTES**  
**COPPERFIELD HOMEOWNERS' ASSOCIATION**  
**(CHA)**  
**October 13, 2009**

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

Absent: Sandra Boecker, Richard Palasota and Jerry Ponzio

Guest: Marshall Crawford

President Nick Turnham called the meeting to order.

Minutes from the previous meeting were approved electronically.

Marshall Crawford distributed all financial reports. The current balance in the operating account was reported at \$54,675.18. Crawford indicated that income for annual dues had slowed in the past month. It was noted that several fees have been collected as folks have attempted to refinance homes and find liens have been placed due to delinquent homeowner dues. The Aging Summary Report was then reviewed. Turnham indicated another letter reminding the homeowner of payments due was in process and would be mailed shortly.

Turnham then announced that Ronny Baker had resigned as Treasurer due to a new job which demanded a great deal of his time. Steve Scarmardo made a motion to accept the resignation and Jim Jackson seconded. Turnham then announced that Sandra Boecker agreed to take the position if needed. A motion was then made by Karen Meekma to accept Boecker's offer. Cindy Donaway seconded. The motion to accept Baker's Resignation and Boecker's election carried.

Turnham reviewed a proposal from Voltin Lawn and Irrigation for Christmas Decorations. Such included the installation of wreaths, lights, garland, bows and trees currently on hand. The amount also included the option to purchase two additional trees. It was decided to add two trees with clear lights. The bid of \$4,679.45 was approved after a motion to accept was made by Donaway and seconded by Baker. (\$5,000.00 was approved in the budget) The total amount also included installation, removal and storage of all noted items. Turnham indicated the decorations would be up by Thanksgiving.

Donaway reported all yard of the month winners and passed the info to Turnham for posting in the upcoming newsletter. She also stated that 6 winners would be selected for Christmas/ Holiday décor. Three awards would be given for a Religious theme and three for Secular. All winners would receive \$25.00. Donaway would select the judges and handle the process.

Joey Micheletti was commended for a job well done on maintaining the swimming pool during the summer months. He has agreed to continue general upkeep through the winter months. Turnham suggested he be paid \$50.00 monthly and all present agreed on the amount. Turnham would contact the City of Bryan and ask that one of the trash bins be picked up as it is not needed at this time and the association is being charged for it.

With no further business, the meeting was adjourned. Next meeting scheduled for December 8, 2009