

**MINUTES**  
**COPPERFIELD HOMEOWNERS' ASSOCIATION**  
**(CHA)**  
**October 11, 2011**

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

Absent: None

Guests: Paul Kaspar- Civil Engineer / City of Bryan  
Dale Picha- Director of Traffic & Transportation / City of Bryan  
Grady Slaydon- BISD  
Jack Gresset- Administrative Services

President Nick Turnham called the meeting to order.

No minutes from the August meeting-quorum not in attendance.

Paul Kaspar and Dale Picha with the City of Bryan were introduced and asked to update the board on recent discussion related to the traffic and congestion at the intersection of Copperfield and Canterbury. It was reported that the owner of the land to the south of the school is Don Adam. At this time, he is not interested in selling any property for street enhancements. Representatives from BISD were also contacted and after much review, it was determined that widening the street in front of the school would involve intense construction and would not be feasible at this time. This would possibly require relocation of utilities, reconstruction of the rod iron fence, brick pillars, etc. A proposed traffic loop was then discussed. This would allow a quicker fix and be "less painful" to all daily drivers in the area-especially during the school year. After explanations, inquiries and concerns were discussed, the board agreed on the first option presented (Exhibit A). This change would involve striping/arrow enhancements on the pavement with a 1270 LF delineator. A turn around would be installed with sidewalks just past Copperfield Park. Kaspar indicated that the City would proceed with a contract and have a bid set prepared within a month. With that said, construction and implementation of the changes would begin during the Christmas Break or possibly sooner. The ultimate goal is to keep safety around the school, allow emergency vehicles access to the back portion of the subdivision and control the stacking on Canterbury Drive. Turnham then reported to Kaspar that after a survey was sent to all homeowners regarding a second entrance into the neighborhood, 307

responded. 175 were in favor of a 2<sup>nd</sup> entrance and 132 were not. Due to budget cuts by the City, an entrance from Highway 60 is no longer "in process". This information would be updated in the data base for CIP.

Jack Gresset of Associated Services then reported that brush at 4100 Brompton had been removed by the City of Bryan. He also indicated that after review and audits were performed within the company, it was determined that funds were erroneously being posted by an employee. That employee is no longer with Associated Services and all entries related to CFHA have now been properly booked. He apologized for this problem and assured the board that enhancements have been put in place to monitor and control such from occurring in the future.

Steve Scarmardo then asked Gresset what could be done to speed up the process for those in violation of the covenant. After lengthy discussion among those present, it was confirmed that a letter would continue to be sent to the resident and a second letter regarding the violation would follow after 2 weeks. If there was still not any type of response from the homeowner, the board would discuss and handle as applicable to that situation. Scarmardo made a motion that we proceed by going to Legal and asked for assistance in preparation of a 3rd letter citing any violation and what must be done to correct. This would be used for landscaping issues not aesthetic to the neighborhood, unauthorized vehicles, etc. Richard Palasota seconded. Motion passed.

All current officer positions would remain the same for the upcoming year. Committee Chairs would remain the same with one change- Jerry Ponzio would replace Cindy Donaway as Chair of "Yard of the Month". A motion was made by Scarmardo and seconded by Ronny Baker to approve all positions. Motion passed.

Sandra Boecker then distributed various financial reports. The ending cash balance as of 9/30/11 was \$60,439.98. The aging report was reviewed. The association is within budget at this time. A motion by Jerry Ponzio was made to approve all detail presented. Donaway seconded. Motion passed.

Turnham reported that employees of Voltin Lawn and Irrigation had removed all dead shrubs from the entrance of the subdivision. These did not survive due to the extreme summer heat and current drought. They would be replaced at a later time. Steve Voltin would address the replacement and timing of installation with the board. Dead trees along the corridor of the neighborhood will also need to be removed. This will be an added expense but must be done. More discussion to come.

Scarmardo reported that new flags at the entrance would be replaced at the first of November.

Turnham indicated that Attorney Davis Watson had recently prepared and mailed 13 letters regarding delinquent dues. To date, all but 2 have paid in full. Liens on all properties would be released by Administrative Services. Approximately \$7,000.00 has been collected. Net of attorney fees, the board is pleased with the collection of these overdue payments. Watson recommends that letters be processed when dues are delinquent 2 years and drop the process of adding any type of lien. Scarmardo asked Turnham to confirm the cost and overall structure for this process. Details would be brought to the next meeting in order for the board to make a reasonable decision regarding this recommendation.

Jim Jackson reported that a cover for the baby pool was purchased for \$309.00. It will be installed very soon. The adult pool has been covered and winterized. The Micheletti family was again acknowledged for their hard work and upkeep of the pool throughout the summer. They would continue to manage until they move which is expected in the Spring of 2012. Tom and Jill Lyster have agreed to take over pool management.

Christmas and Holiday decoration prizes would be the same as the previous year. Each winner will be awarded \$25.00. There will be 3 awards for Christmas Décor and 3 for Holiday Décor.

Ponzio announced all winners for October's "Yard of the Month". They are:

- 4720 Williamsburg
- 4513 Warwick
- 5665 Chelsea Circle
- 6001 Waldham Grove
- 5920 Sheffield Terrace
- 4506 Winchester Drive

With no further business, the meeting was adjourned. Next meeting scheduled for December 13, 2011.