

MINUTES FOR THE ANNUAL MEMBERSHIP MEETING OF
THE COPPERFIELD HOMEOWNERS' ASSOCIATION
MAY 11, 2016

Presiding: Nick Turnham, President

Meeting Called to Order: Turnham called the meeting to order at 7:05 p.m. A motion was made to dispense with the reading of the 2015 Annual Meeting Minutes. Motion was seconded. Nick Turnham announced that the Copperfield Pool will open Saturday, May 28.

Board Introduced: Turnham announced all Board Members.

Review of Financial Report: Due to the large number of guest presenters and agenda items, review of the financials was omitted from the agenda. The Financial Report will be posted on the Copperfield web page for review.

Special Guest Presentations

Lisa Johns of Genesis Collaborative: On behalf of the Adam Corporation, Ms. Johns presented an update on development plans for the Oakmont Subdivision.

City of Bryan: working on a regional thoroughfare plan

Jeff Windsor, Director of Construction for Bryan ISD: Reported that Bryan ISD will be addressing several matters at Sam Houston: 1) completion of a process for alleviating traffic at the front of the school during drop off and pick up times, 2) correcting erosion issues on the property, and 3) creation of a security vestibule at the front entrance for the protection of students and school personnel. Construction will begin once the 2015-2016 school year ends.

Eric Buske, Bryan Police Chief: Announced that Copperfield has not experienced much crime in the past year; only minor infractions such as speeding and egging of cars and homes. He recommended that residents lock their cars to prevent theft.

Joe Bravo, Copperfield NET Officer: Urged residents to contact him with non-emergency concerns. Suspicious activity can be reported to Bryan Police Department's non-emergency number - 979-361-3888.

City of Bryan, Gary Schatz: Informed residents of Bryan's Local Area Traffic Management Program and discussed options for dealing with speeding issues within the neighborhood.

Marcus Gentry, Sunshine Fun Pools: After a brief overview by Monica Palasota of the current Copperfield Pool situation and evaluation of existing land available for future additions to the pool, Marcus Gentry shared his conceptual plan to improve the pool. He explained that two options: first, renovation/enlargement of the existing structure with an estimated cost of \$100,000. The main disadvantage of this plan is a limited warranty (5 years). The second option would include demolition of current pool and construction of a new structure at an estimate cost of \$200,000, but this would include a lifetime warranty on the pool structure and a three year warranty on equipment. Gentry estimated it would cost \$10,000-\$12,000 to update the current equipment at the pool if it was decided to keep the pool as is.

Nick Turnham notified residents that funds previously earmarked for a second entrance to Copperfield in the amount of \$71,000 are available for pool improvements. Neighborhood assessments may be increased or a special assessment added to help fund pool improvements if necessary. Turnham encouraged residents to contact Board Members to express their opinion on actions for the pool.

Raffle Prizes were distributed throughout the meeting.

Adjournment: President Turnham declared the meeting adjourned at 8:55 p.m.