

# Copperfield HOA Minutes

## August 9<sup>th</sup>, 2021

In attendance: Jeff Hobbs, Mark Jurica, James Kovar, Richard Palasota, Monica Palasota, Kim Sailor, Bill Watkins

Absent: Dave Moore, Dean Swartzlander

Meeting called to order at 6:30 by President Jeff Hobbs

Order of Business:

June Meeting Minutes approved - Presented by Monica Palasota- file for records as written

Treasurer's Report - Monica Palasota

Balance Sheet, Profit and Loss Sheet, and A/R Aging Sheet were reviewed. Corrections and clarifications from last meeting were discussed.

TAC Realty payment discussed in last meeting has been received.

Outstanding payments of residents discussed.

Increase in HOA dues agreed upon prior to COVID-19 pandemic was discussed. This increase will be continued next fiscal year as current billing cycle has already begun.

Old business:

Audit

Audit of accounting and Association Services's management of Copperfield funds discussed. Board consensus on pursuing an audit with start of new treasurer (Monica). Jeff will investigate audit process and information regarding hiring third party auditor.

New business:

New state law regarding HOAs

Association Services's primary concern for Copperfield HOA is new requirement regarding separation of Architectural Control Board from HOA Board. Effects of this new law were discussed at length. Board agreed to pursue asking for three resident volunteers to serve on board. Jeff to have Association Services send letter out asking for volunteers. New Architectural Control Board would allow appeal process through HOA board.

## Entrance Aesthetics

Discussion on dead plants, shrubbery, and trees from winter storm and possible overwatering

Arborist was consulted regarding appropriate remedies, including the location of replacement trees in different sites in medians, the reduction of the amount of watering, and the application of fungicide or similar spray treatments.

Voltin provided quote to replace dead plants/trees/shrubbery

Jeff and Monica to consult with Voltin regarding Arborist's recommendations

Discussion on need to balance entrance sides to ensure both sides have living plants

Board agreed to continue discussion next meeting and also after the winter.

Location of tree honoring Nick Turnham's service to HOA

After long discussion on possible locations, Board agreed to locate tree in the median area described by Jeff and Monica.

## Committee Reports

### Architectural Control

No issues to report beyond discussion above. Richard would have to step down from Architectural Control Board to comply with new state law.

### Swimming Pool

Need of new pool cover discussed. Mark to receive quotes from Mobley and online sources for new cover

### Yard of the Month

New yards were awarded by Jeff

### Flags

No report

## Other Business

### National Night Out

Registration not open yet, most likely because of uncertainty with COVID-19 pandemic

Jeff and Monica to pursue requesting police, city council/mayoral, and similar representation from city officials

Jeff and/or Monica to request donations from Walmart and similar stores for food and other supplies

Next Meeting will be Monday October 11th @6:30, location: First United Church

Meeting Adjourned- 7:50pm