Copperfield Homeowners Association
Annual Meeting Minutes
Date: May 2, 2024
Time: 6:30 p.m.
Location: Sam Houston Cafetorium

Meeting **Called to Order at 6:26pm** by President Monica Palasota

Proof of Notice Given by Tiffany York of Association Services BCS. Quorum Requirements to Conduct Business Met.

2023 Annual Meeting Minutes motion to approve made by James Cain, seconded by Tod Sailor. Motion passed and 2023 Annual Meeting Minutes adopted.

Introduction of Current Board Members and Committees by President Monica Palasota

Introduction & overview of Association Services BCS by Tiffany York

Last call for nominations for the 3 vacant Board of Directors seats and **request for a volunteer ballot counter** made by President Monica Palasota.

Public officials' Reports
Mayor Pro Team James Edge – discussion and Q&A on new apartment complex, scheduled for city council vote on June 18. City is working with TxDOT on FM1179 renovation coordination.
Deputy City Manager Joey Dunn – discussion and Q&A on new apartment complex.
Fire Chief Richard Giusti – General Q&A
Assistant Chief of Police Support Services Dean Swartzlander – General Q&A
Development Services Director Martin Zimmermann – General Q&A
Bryan PD NET Officer Billy Yoder – General Q&A

Treasurer's Report
YTD Profit & Loss were presented by Shelly Cain & Tiffany York. 2024-2025 Budget was presented by Shelly Cain & Tiffany York. No increase to annual assessments.

Committee Reports
Architectural Control Committee – Matt Hannes, Chair provided a summary of recent activity. 90% of requests are approved. Committee terms expire soon, request for volunteers made.
Landscape & Maintenance – Landscaping & Groundskeeping updates provided by Stephen Voltin of Voltin Lawn.
Yard of the Month – Requests for nominations for Yard of the Month made by Dean Swartzlander
Swimming Pool – Pool opens Memorial Day weekend through end of September. Tiffany York and Kim Sailor gave overview of changes for this year's pool season. Switching to an electronic key fob system instead of previous key system. Association Services BCS will be in charge of key distribution and membership dues.
$90 for pool membership (flat rate for season) and $45 for pool party rentals.
Newsletters & 4th of July Parade – Jeff Hobbs shared that the parade will be at 10:00am on July 4.
Political Sign Compliance – Susan Hammond will lead effort for maintaining compliance with political sign requirements this upcoming election season.

Board of Directors Election
Cindy Zdunkewicz was nominated from the floor. Board members elected for a 2024 – 2027 term are James Kovar, Brian Wiederwohl, and Cindy Zdunkewicz.

Other Business
Board is reviewing CCRs and discussing the implementation of a fine policy with the attorney, as well as updating/amending the CCRs.

President's Remarks
General reminders given about how to view CCRs and how to complete an architectural request form for improvements, alterations, modifications, and/or repairs. The Board initiatives for this year and next include working on swimming pool improvements and tree maintenance and cluster mailbox upkeep. Thank you to the residents & Board Members for upkeeping this neighborhood we are proud to call home.

Meeting **Adjourned at 8:07pm**