

# Copperfield HOA Minutes

## April 10, 2023

In attendance: Jeff Hobbs, James Kovar, Bill Watkins, Dave Moore, Richard Palasota, Monica Palasota, Dean Swartzlander, Kim Sailor

Absent: Mark Jurica

Order of Business:

Meeting called to order at 6:32pm by outgoing President Monica Palasota

Meeting Minutes:

- Annual Meeting date corrected to May 18th
- Dean motion to approve
- Dave second
- Approved by board

Treasurer's Report

- Financial Report reviewed by Monica Palasota
- Accidental payments made online by Houston Copperfield residents. Issue has been resolved.

Old Business:

- Copperfield apartments have been resubmitted to city
  - Developer requested meeting with homeowners
  - Safety, security, aesthetics, utilities, traffic concerns
  - School and emergency traffic are significant concerns

New Business:

- Mark has resigned as board member and Vice President
  - Board will fill his spot, but he will remain VP until May
  - Brian Wiederwohl voted as replacement
  - Monica made motion
  - Dave seconded the motion
  - Brian is approved by board. Will need to vote in new Architectural Control Committee member at later date

Annual Meeting

- Thursday May 18th at 6:00pm
- Jeff will contact caterer and snow cones
- Will give away pool key and flag donations as raffles

Inviting local officials

Chief and NET officer from BPD

Elected officials

Any elected official representing our area can come

Only currently elected are allowed to speak

Dean and Richard to send bios to Jeff to Association Services

Flags Across Bryan

Need to update name on budget

Monica will reach out to arrange payment

Pool deck inspection and potential repairs

Portion is starting to slope further

Previously sealed cracks have opened further

No visible cracks or settling of pool itself, just the apron sloping

Will investigate painting of yellow color

New concrete is needed for railing

Will contact companies for quotes

Management company

Slow response to needs

Committee Reports:

Architecture Control Committee

Need new member

New law may make it easier for HOA to change covenants

Swimming Pool

No other report

Kim to talk to Leslie corporate office regarding opening an account

Will utilize Mobley until Leslie account is open

Opening May 20th

Closing September 30th

Price: \$90 and \$45 for pool rental

Richard makes motion

Kim makes motion

Approved

Clarified through email and approved via virtual vote

Will request quote for cleaning garbage cans

Yard of the Month

Start beginning of month

Flags

Britt Rice to Be Contacted to investigate lights.

Other Business:

Raising Assessments: \$150.00

Concerned about the risk of incoming apartments

Concerned about replacing dead plants and trees

Pool deck issues

Increase in fees for electronic entry

Dean motions

Dave seconds

Unanimously approved

Monica and Jeff will work on budget

Landscaping contract did not change

Monica moves

Brian seconds

Unanimously approved

Parade

July 4th @10am

Snow cones

Jeff will request city cones

Trespass warning issued for individual on HOA land

Fee schedule will be discussed at next meeting

Annual Meeting will be Thursday May 18th @6:00pm

Next Meeting will be Monday June 12 @6:30pm, location: Carriage Inn

Meeting Adjourn- 8:35 pm.