

Copperfield HOA Minutes

August 14, 2023

In attendance: James Kovar, Bill Watkins, Richard Palasota, Monica Palasota, Brian Wiederwohl, Todd Sailor for Kim Sailor, Jeff Hobbs, Dave Moore

Absent: Dean Swartzlander, Drew Bowen

Order of Business:

Meeting called to order at 6:31 pm by outgoing President Monica Palasota

Order of Business:

June meeting minutes were not available for discussion. They will be approved via email.

Presentation of Management Company Bids:

Aggieland Houses

Presented company's capabilities and typical responsibilities

Beal Properties

Presented company's capabilities and typical responsibilities

Association Services BCS

Presented company's capabilities and typical responsibilities

Currently the management company

Review of Board Positions

President- Monica Palasota

Vice President- Dave Moore

Secretary- Jim Kovar

Treasurer- Monica until the Treasurer is filled.

Monica to contact Drew regarding position

Yard of the Month- Dean Swartzlander

Yard of the Month- Bill Watkins

Swimming Pool- Kim Sailor

Richard Palasota

Brian Wiederwohl

Drew Bowen

Financial Report reviewed by Monica Palasota.

Old Business:

Adam Corporation land donation located by pool

Richard to look into increasing insurance to cover additional land

Fine policy

Legal team stated fine policy is allowed to be adopted according to CCRs
Specific fine amounts need to be decided
Association Services will provide a draft fine policy from other associations.

Architectural control committee

Three year terms—Sept. 1-August 31st

Terms were set at Special Meeting, Sept. 9th 2021 for three years each

Chair: Jim Rector expires 8/31/24, Michael Fleming expires 8/31/24, Matthew Hannes expires 8/31/26

Intent is the ACC is a committee appointed by the Board, while still maintaining itself as a complete and separate entity for decision and appeal processes.

Attorney is reviewing establishment of the ACC

How they are established and who has authority - Association Services will contact another other attorney regarding this matter if no contact before Friday

Brian motions

Jim seconds

Board approved

New Business:

Newsletters

Jeff will continue to post newsletter on website, Facebook, and Nextdoor
Mailed twice a year→ Spring and Fall/Winter
Posted on as needed basis

Chickens

Several houses have chickens on property

CCRs do not allow chickens on property

Animal control found properties to be mostly in compliance with city code

Violations have been sent in the past regarding chickens

Bill motions to proceed with attorney letters regarding removal of chickens

Dave seconds

Board passed

Committee Reports:

Architecture Control Committee

Requests have been received regarding an outbuilding near fence lines

Requests have been received regarding roof

Swimming Pool

Locks are to be repaired

Kim and Todd to manage pool reservations

New pool attendant to be hired for next summer → end of September will be last season for Todd and Kim

Association Services can provide support

Yard of the Month – No report provided

Flags– Flags will need to be changed soon.

Other Business:

Sprinkler valve leaking Copperfield in the drip turf

Possible recommendation for smaller increments on watering.

Next Meeting will be Monday October 9 @6:30pm, location: Carriage Inn

Meeting Adjourn- 8:40 pm.