

## Copperfield HOA Minutes – October 6<sup>th</sup>, 2023 General Meeting

- In Attendance: Monica Palasota, Richard Palasota, Kim Sailor, Bill Watkins, Brian Wiederwohl, Jeff Hobbs, Dean Swartzlander
- Absent: Dave Moore, James Kovar, Drew Bowen
- Meeting called to order at 6:31 by President Monica Palasota
- Order of Business
  - Meeting Minutes
    - June – approved filed as written.
    - August minutes were tabled.
  - Treasurer’s Report by Monica Palasota
    - Reviewed balance, profit and loss, and proposed budget sheet
    - Motion by Dean, Kim seconds. Voted and no opposed.
  - Old Business
    - Discuss Interview of Managing Companies – Aggieland, Beal Properties
    - Tiffany York discussed the Board Portal and gave a recap of what is available to the board.
    - Board voted to stay with Association Services
    - Treasurer Needed ASAP – Shelly Cain is a possible candidate. Drew’s spot could be vacated due to absences.
    - Sunshine pool – request made- needs copy of survey of land – we are still looking for a copy
    - Fine Schedule – Stone forest sends 3 letters and then fines start at \$25. Tiffany will draft a fine schedule
    - Attorney File Update – Tiffany York Association Service – Update on residents keeping chickens. All chickens must be removed.
  - New Business
    - Pool Care Interviews
      - Pool Patrol, True Light, and Clear Choice were considered
      - Brian made a motion to use True Light, Kim seconds
      - Voted and None opposed
    - Christmas Lights at Entrance
      - Voltin wants to add green and white lights.
  - Committee Reports
    - Architectural Review Board
      - Matt reported on some roofs being replaced
    - Swimming Pool
      - Decking will be checked now that season is over
    - Yard of the Month
      - October is the last month of the year for recognition. Tiffany will recommend yards, since she drives around the neighborhood on a regular basis
    - Flags
      - David reported that it is time to order new flags
  - Other Business
    - Discussion about homes being used as AirBNB and VRBO. We would have to update our CCRs

- Residential fences are not the Associations responsibility
- Next Meeting will be Monday, December 11<sup>th</sup> @6:30 pm
- Meeting Adjourned – 7:56