

Copperfield HOA Minutes--December 11, 2023 General Meeting

- In attendance: James Kovar, Richard Palasota, Monica Palasota, Brian Wiederwohl, Kim Sailor, Shelley Cain, Jeff Hobbs
- Absent: Dean Swartzlander, Bill Watkins, Dave Moore
- Meeting called to order at 6:25pm by President Monica Palasota
- Order of Business:
 - Meeting Minutes
 - Tabled for next meeting
 - Treasurer's Report
 - Profit & Loss Statement read
 - Filed as written
 - Old Business
 - New apartments
 - Update presented by Chuck
 - Developer has refiled to P&Z commission
 - Board discussed a signed petition by Copperfield homeowners to be presented to P&Z commission
 - Chuck presented an example of petition for us to submit
 - Retention pond revised to add a fast food restaurant (retail) to the development
 - Board discussed traffic between 7 and 8am
 - Official traffic count may be too low. Possibly taken at a different time
 - Board members have counted over 700 cars around this time
 - The traffic signal has already received poor scores
 - Jeff to send out newsletter with an update on petition
 - Discussed possibility of new pool
 - Monica will look for survey regarding pool location
 - Tiffany will check approximate 2014 documents regarding survey
 - Approximately \$2000 for new survey
 - Discussion tabled for more information
 - Fine schedule
 - Tiffany to provide draft to us, then send to attorney for review
 - February timeframe for further discussion
 - Board will present at annual meeting
 - Board member changes
 - With respect to the Board majority vote, the Board of Directors has removed Drew Bowen from the Copperfield Board of Directors, effectively immediately, and has elected Shelley Cain to fill the vacated seat for the remainder of its term (expiring 2026); the Board of Directors has also elected Shelley Cain to the officer

position of Treasurer and as such, ask that she be added as an authorized signer on all banking accounts related to Copperfield HOA. The Board of Directors further asks that with the addition of Shelley Cain, that Board Vice-President Dave Moore, be added as an authorized signer, and that all other signers, with the exception of Monica Palasota, be removed from all bank accounts related to Copperfield HOA. The 3 signers on the account should be: Monica Palasota, Dave Moore, Shelley Cain.

- Monica Palasota has put forth a motion to remove Drew Bowen as a Board director for failure to fulfill his duties as a board member, effective immediately. Failure to fulfill duties includes: nonattendance of board meetings (June, August, October 2023), nonparticipation in board discussion or action. – MOTION PASSED 5/8 (electronically)
- Monica Palasota has then put forth a second motion, contingent on the passage of the first, to nominate and elect Shelley Cain (5613 Chelsea Circle) to fill the vacated seat on the board of directors, for the remainder of that seat's 3 year term (expiring May 2026), effective immediately. – MOTION PASSED 5/8 (electronically)
- Monica Palasota has then put forth a third motion, contingent on the passage of the first and second, to appoint Shelley Cain as the 2023-2024 Copperfield HOA treasurer (June 2023-May 2024), effective immediately. – MOTION PASSED 5/8 (electronically)
- Jeff handed Monica the deed to Copperfield
 - Monica will look into safety deposit box
- Pool companies
 - Many are not taking new commercial accounts
 - 2 bids were received
 - True Light Pools
 - Pool Patrol
 - Both comparable to cost
 - About \$1800 more than last year
 - None will provide bathroom cleaning and none will get ready for pool parties
 - Todd and Kim will handle pool keys and pool parties
 - Possibly hire cleaning service for bathroom
 - Association Services can provide services for bathroom cleaning and party setup
 - Chemical costs are separate
 - Contract with True Light would not include a duration requirement
 - Jim motions for contracting with True Light
 - Brian seconds motion
 - Board approved contracting with True Light by vote

- Attorney updates
 - Chicken and yards maintenance
 - Final notice sent for homeowners to fix fence and remove chickens
 - Those homeowners have until the end of the month
 - Homeowners have received letters
 - Liens can be applied after the month
- Engineer for swimming pool decking
 - JBC will meet Monica at the pool next week
- Architecture Review—Matt
 - Pool request
 - Fence request
 - Jim Rector to send final decisions
- Yard of the Month
 - Holiday signs went out
- No flag update
- Newsletter
 - Jeff will develop newsletter
 - Will cover petition signings
 - Procedure for architecture review
 - Reminder of common violations
 - Direction to our website
 - Reminder of when holiday lights need to be taken down
- Annual Meeting
 - Jeff to send Monica instructions for reserving the cafeteria
 - Should be reserved in January
 - Tiffany to send certificate of insurance
 - Planned for middle of May
 - Monica to reach out regarding food and snow cones
 - Monica to reach out to city officials
 - Jeff to send agenda to Monica
- Executive meeting
 - Aging summaries
 - December 16th. Attorney letters to be sent
- Next Meeting will be February 12th @6:30pm, location: Carriage Inn
- Meeting Adjourned- 7:38pm