

Copperfield HOA

Annual Meeting

Meeting Minutes
November 11, 2023

Meeting opened at 10:03 a.m.

Atkins called roll; directors were all in attendance:

Melissa Atkins, President	Present
Ken Curry, Vice President	Present
Pam Schneider, Treasurer	Present
Cheryl Williams, Secretary	Present
Dena Rodgers, Member-at-Large	Present

Atkins opened with an acknowledgement and thank you to any veterans in attendance. Several people rose to be recognized.

Atkins then introduced herself and invited board members to introduce themselves. Residents in attendance then introduced themselves.

Williams read the minutes from the Sept. 12 board of directors meeting. Rodgers moved to accept the minutes; Schneider seconded. All in favor.

Directors' Reports

(President) Atkins: Atkins had nothing to report other than to provide a brief update regarding some lighting repairs her husband Kevin has made. Atkins indicated she hopes we can resolve the more extensive electrical issues at the front of the subdivision this Spring.

(Vice President) Curry: Curry provided an update on a concern raised by a resident on Cove Court regarding a sprinkler owned by the HOA that is on the resident's property. Curry investigated the issue recently when the contractor hired to operate the sprinkler was in the area to turn it off for the winter. There is a sprinkler that runs between the Commons and the neighborhood which is on the resident's property; however, it is no operating. May have been installed before homes were built. The board will reach out to the resident to let him know he can remove it if he wants. For background, Harbison owns the Commons which is where the sprinkler system is located. We have to turn it on and off right in front of China One. Harbison owns the Commons but gave the strip of property behind the Commons to the HOA.

(Member-At-Large) Rodgers: Rodgers indicated she would like to coordinate a Christmas decorating contest for the neighborhood similar to what we did last year. We did not get as much interest or response as we would have liked; however, Rodgers did acknowledge the temperatures were so cold last year and we had the ice storm on Christmas Eve. One resident stated she and her grandchildren did attempt to complete the contest entry, but it was tough to read the house numbers.

Rodgers also provided an update on the Fall yard sale. Approximately six or eight homes participated. Rodgers stated we had quite a bit of foot traffic; she feels this was due to the fact we coordinated the date to coincide with the farmers market that was being held in the Commons. Williams added that while the outdoor farmers markets have ended for the season, they are continuing inside the Optimist Club for six weeks and are being held Friday evenings from 4 to 7.

Circling back to the Christmas decorating contest, Atkins made a motion that we allocate \$100 in the budget for a prize. Schneider seconded. All in favor.

(Treasurer) Schneider: Schneider reviewed the Treasurer's reports, including the Profit & Loss Statement and the Balance Sheet. On the P&L side, we are running about \$14,000 to the negative (normal given timing of dues that get recorded in November). Statements for dues will go out early next week. Lawn and landscaping at the front entrance is the greatest expense. Schneider stated she saw our contractor taking up annuals the other day and expects he will return soon to address the leaves. Insurance and water (at the front of the subdivision) are two additional expenses that have an impact on the budget. Currently, we have \$55,719 in the bank.

On the Accounts Receivable side, we still have four homeowners who have not paid their dues. A couple of them have paid dues but not the attorney fees that were added as a result of having to reach out to our attorney to help us collect. Those fees will be added to the statement for those residents when they receive their invoice for this year's dues.

Copperfield HOA of Floyd County, Inc.

11/11/23

Financial Statement

	Jan - Dec '22	YTD October 23	Nov/Dec	Total Year 23	Approved 11/11/23 Budget 24
Income					
Homeowners Dues	40,937.50	900.00	25,650.00	26,550.00	25,650.00
Late Fees	<u>1,575.00</u>	<u>247.50</u>		<u>247.50</u>	
Total Income	<u>42,512.50</u>	<u>1,147.50</u>	<u>25,650.00</u>	<u>26,797.50</u>	<u>25,650.00</u>
Expense					
Accounting Fees	220.00	255.00	0.00	255.00	300.00
Accounting Software	671.95	587.43	0.00	587.43	600.00
Business Licenses and Permits	62.37	22.00	0.00	22.00	30.00
Computer and Internet Expenses	341.70				
Copy Expense	456.99				
Electricity	4,392.62	3,554.64	400.00	3,954.64	4,000.00
Insurance Expense					
General Liability Insurance	174.00				
Insurance Expense - Other	<u>2,168.00</u>	<u>2,460.00</u>	<u>0.00</u>	<u>2,460.00</u>	<u>2,500.00</u>
Total Insurance Expense	<u>2,342.00</u>	<u>2,460.00</u>		<u>2,460.00</u>	<u>2,500.00</u>
Lawn and Landscaping Care	6,178.00	5,473.40	500.00	5,973.40	6,000.00
Legal Fees	241.74	277.75		277.75	1,000.00 Added 700 for Covenants Update
Meeting Costs	200.00	175.00		175.00	200.00
Office Supplies	242.75	400.43	150.00	550.43	1,000.00 Added 500 for printer
Postage and Delivery	158.72	157.90	50.00	207.90	200.00
Repairs and Maintenance	891.26			0.00	
Signs	2,107.45			0.00	
Social	768.71	100.00	100.00	200.00	500.00 Added 300 for Spring Filing
Taxes - Property	106.44	105.42		105.42	110.00
Water	2,167.65	2,051.11	200.00	2,251.11	2,300.00
Wellness/Bereavement Gift	<u>25.00</u>	<u>59.92</u>		<u>59.92</u>	
Total Expense	<u>21,575.35</u>	<u>15,680.00</u>	<u>1,400.00</u>	<u>17,080.00</u>	<u>18,740.00</u>
Net Income	<u>20,937.15</u>	<u>(14,532.50)</u>	<u>24,250.00</u>	<u>9,717.50</u>	<u>6,910.00</u>

Atkins suggested we modify the Office Supplies line item to allocate \$500 for an HOA printer. The new EcoTank printer is a good option.

Atkins also suggested we add money to the Social line item for a Spring Fling. That would take that line item from \$200 to \$500.

Curry made a motion to allocate the \$500 for the printer and also to increase the Social budget to allocate funds for a Spring Fling. Atkins seconded. All in favor.

(Secretary) Williams: Nothing to report.

Rodgers made a motion to accept the directors' reports; Schneider seconded. All in favor.

Public Comment

A resident in attendance asked if the board plans to take steps to change the Covenant language. Atkins stated there are challenges pertaining to the process (multiple meetings with required percentage of residents in attendance) and there has been division among residents about some of the changes the board had proposed. Atkins indicated the board's primary objective had been to update the Covenants to remove the references to the developer and to ensure they were grammatically correct. It's a reflection on the neighborhood as a whole to have typos and grammar issues. Atkins further stated the existing Covenants do not allow the board to enforce many of the issues. Every resident agreed to the existing Covenants when they moved into the neighborhood. There's a small group of people who violate them whether it be habitual parking or yards that are not maintained.

Curry further stated there is nothing we can do legally to fine anyone other than for delinquent dues. We can send letters all day long, but it's ultimately up to the resident to take the appropriate action. Carol Webb stated the board has the authority to hire someone to mow a lawn then bill the resident. Atkins agreed but emphasized we have the authority to bill them, but we have no way to force them to pay. We do not have the latitude to put a lien on someone's house if we do have to hire someone to cut their grass.

Atkins again referenced the process required for any changes to the Covenants stating it requires multiple meetings before ultimately giving the board the authority to make any changes. She stated she is not confident the board wants to deal with any blowback that would come from changes they would make.

Resident Bobby Roe stated he thinks it's worth pursuing. Otherwise, why have a board of directors at all.

Carol Webb said she saw the proposed changes but still saw nothing that would change the language to allow the board to impose fines.

Atkins responded that the changes the board proposed were made prior to a meeting the board members had with the HOA's attorney.

Melissa Roe stated she senses the frustration among the board members and respects it yet she, too, feels it's worth making an effort to change the Covenants.

Atkins stated it would require we work with the attorney to re-write them.

Schneider stated she made several attempts to contact the attorney who originally worked on the existing Covenants, but he never responded. Our current attorney – Justin Endris – is top notch and he has a good deal of experience working with other neighborhoods and HOAs. Ken Curry discovered Endris when he reached out to a contact at Brookstone. The Brookstone HOA works with Endris.

Atkins made a motion to form a committee of residents – Dustin Giles and Carol Webb expressed interest – to be part of the conversation around changes to the Covenants. In addition, Atkins made a motion to increase legal fees to \$1,000 in the budget to cover any additional costs we will incur in working with Justin Endris on changes to the Covenants.

Rodgers seconded the motion. All in favor.

A resident in attendance asked a question about soliciting. She stated she felt harassed this summer when a salesman pressured her and refused to leave even though she has a No Solicitation sign on her door. Rodgers stated there are signs at the front and back of the subdivision stating “No Solicitation.” There was discussion about a sign off Ridge Run at the entrance to the subdivision mirroring the signs at the front and back. This would be another area to place a sign promoting meetings and dues reminders. Curry will explore options with BSG; we already have a pole.

Resident Dustin Giles asked if the board is aware of any follow up activity in the neighborhood after the severe flooding that occurred last year. The Roes had some information they shared with those in attendance; Atkins reminded attendees of the next Georgetown Council meeting – Monday, Nov. 20 at 6:30 – and she encouraged people to attend. Meetings are the third Monday of every month.

Melissa Roe brought up a concern regarding the stonework on the wishing well at the front entrance. She said she’s noticed some damage when she hangs holiday decorations. Curry advised we had Coronado Stone out to make repairs to the wishing well and the wall, but he encouraged Roe to reach out to him if she sees damage or loose stones when she hangs the holiday decorations this year. Curry then went on to thank Melissa for her work on all of the holiday and seasonal decorations. Those in attendance acknowledged Melissa with a round of applause.

Old Business

Covered in Directors’ Reports.

New Business

Atkins brought up the two positions – President and Member at Large – that are up for election. Atkins and Rodgers both expressed interest in retaining their positions. There being no one from the audience willing to run or to nominate someone for either position, attendees were invited to raise their hands if they were in favor of Atkins serving another two-year term as President and Rogers serving another two-year term as Member at Large. All were in favor.

There being no further business, Schneider made a motion to adjourn. Atkins seconded. All in favor.

Public Meeting adjourned at 11:10 a.m.

The board of directors discussed the December board meeting. There being no topics for the agenda and nothing to discuss, Schneider made a motion to cancel the meeting; Atkins seconded. All in favor.

Board members set the dates for 2024 meetings:

- Tues., Jan. 9 Board of Directors Meeting
- Tues., April 9 Board of Directors Meeting
- Tues., July 9 Board of Directors Meeting
- Sat., Nov. 9 Annual Meeting

All meetings will be held at The Spot (beside Georgetown Bakery). Board of directors meetings will be held at 6:30 p.m. The Annual Meeting will be held at 10 a.m.

Respectfully submitted by Cheryl Williams, Secretary, Copperfield HOA.