

Copperfield HOA

Annual Meeting

Meeting Minutes
November 15, 2025

Meeting opened at 10:02 a.m.

Atkins opened the meeting by announcing how the meeting would be run. Directors were all in attendance except Pam Schneider, Treasurer:

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

Curry made a motion to approve the minutes from the 9/23/25 Board of Directors meeting; Rodgers seconded the motion. All in favor.

Atkins advised attendees there is a sign-in sheet at the back of the room they will need to sign. then introduced herself and invited board members to introduce themselves. Residents in attendance then introduced themselves.

Directors' Reports

(President) Atkins: Atkins announced she did not plan to run for the office of President, which is up for election at this meeting. Atkins endorsed Gayle Krauth who had expressed interest in running for the position.

(Vice President) Curry: Curry advised the attendees the sign that had been stolen was replaced at a cost to the neighborhood. Curry also stated the new landscaper did a wonderful job last summer. We plan to retain him going forward.

(Treasurer) Schneider: Schneider had prepared reports and provided copies for the meeting. Atkins read the reports. Water bills are high again. Landscaping is high; however, new landscaper charges less than the previous landscaper. (Some of the costs for this year reflect the previous landscaper's charges.) The board only received one complaint on the new landscaper (Shane Alvey Landscaping) related to not mowing during one week during the summer when it was too wet to mow.

Balance Sheet looks good. One thing to keep in mind is any costs that may come through as a result of replacing the Bradford Pear trees at the entrance. These trees are prone to weather conditions; the neighborhood has been very lucky as these trees are more than 20 years old.

(Member-at-Large) Dena Rodgers: Regarding the neighborhood Facebook page, when residents submit a request to join the page, please include your address. Sometimes we see

negative posts; however, overall the posts are positive. We know residents want to keep the neighborhood nice and property values high. Please reach out with any issues you see that need to be addressed; however, also understand the Covenants and Bylaws are more about relationships between neighbors rather than between the board and the residents.

We are considering a Christmas (holiday) activity once decorations are up. We'll get to work on something and will promote it to everyone.

We would love to get residents to volunteer to serve on a Welcome committee. We think we could include a notice that lists things new residents may not know, which could prevent a lot of issues. Perhaps the HOA could provide a small gift certificate to an area business.

(Secretary) Cheryl Williams: We sent out a newsletter. Please let us know if there are topics you'd like to see us include in future issues of the newsletter.

A question was asked about the \$1,000 donation that appears on the financial report. Atkins advised that went to support the Georgetown Parks Fund. We made a donation but not at the highest level. It was voted on and approved by the board.

Another resident asked about icing that occurs at the front entrance and whether this is related to the leaks that have occurred or that might be ongoing in that area. Atkins advised the icing is not due to the leak in irrigation system. It is due to an underground well. Our irrigation contractor has advised Curry our system is not causing that.

A resident asked if we can contact the City (again). They feel contact should be made by the board. Gayle Krauth advised she has been to a lot of town meetings and numbers matter. Someone asked about a petition. Atkins advised we attempted that. Of the 170+ homes in the neighborhood, we were only able to secure signatures from 90 homes.

Another resident suggested we send an official letter from the board; that might make a difference. Williams will draft a letter from the board regarding the issue at the entrance. We can send it to the HOA attorney for review.

Another resident advised a number of streetlights are out in the neighborhood. Atkins advised the front of the subdivision is maintained by Duke Energy; the back is Harrison REMC. Duke has an online reporting system; with Harrison, you will have to call.

Old Business

There was no new business over and above what had already been discussed.

New Business

Atkins advised Steve Bush (Sheriff) and Coy Travis (candidate for judge) had contacted her requesting an opportunity to speak to Copperfield residents. Atkins felt the annual meeting was not the forum; however, we could schedule them to attend a future board meeting or even hold a separate meeting where they could come to interact with residents.

One resident asked if the Sheriff has anything to do with parking on the street. Atkins advised it's a Georgetown ordinance but any Indiana law enforcement can address it.

The issue we had with one home seems to have resolved itself.

Another resident stated contractors (mainly roofers) doing work in the neighborhood has caused some parking issues and safety concerns over the last six months. Atkins has reached out to some of the contractors to ask them to park on one side and to keep someone there to move vehicles in case of an emergency.

Gayle Krauth advised her issue is speeding and ignoring stop signs. Numbers matter at meetings; the town has a larger area to cover than the police officers can cover. There doesn't appear to be a time during the day that is worse than any other. It happens throughout the day and night. The town has asked her when should they patrol then said they cannot patrol all day. Then they asked about the type of ticket – an actual ticket or a warning – advising they have found it is best when you impact people's pocketbooks. The next morning there was an officer who sat for four hours and issued 12 tickets. Rookies can't issue tickets. Georgetown (only three officers), Indiana State Police and County police are the only ones who can pull people over in our neighborhood. The town looked into rumble strips and speed humps; there are issues with both of these. The board looked into having off-duty officers (\$75 to \$100 an hour) but felt this could become costly and not the best use of the HOA funds.

2026 Budget

The board turned its attention to approval of the 2026 Budget. There are three homes that are past due on dues. One is one year behind; two are two years behind. This board – namely the Treasurer and Member at Large – has done a great job collecting dues and reducing the number of residents who are past due. Copies of the 2026 Budget are on each table.

Curry made a motion to approve the 2026 Budget. Rodgers seconded the motion. All in favor. Motion passed.

Elections

Positions up for election: President and Member at Large

As stated earlier in these minutes, Atkins has no plans for running for the office of President. Rodgers is interested in running for the Member at Large position.

Gayle Krauth nominated herself. Atkins invited her to introduce herself. Krauth has been a resident of Copperfield for 22 years; she loves her neighborhood, the camaraderie and community spirit. She moved here with her husband (now a widow) but is still comfortable living here. She has no HOA experience; however, she is retired from the Corps of Engineers where she oversaw payroll.

There were several neighbors who had submitted proxies through neighbors and/or members of the board:

Dodge, 1151 Copperfield Drive	-	Proxy to Judy Faulkenberg
Larry Gullett, Jr.	-	Proxy to Melanie Case
Pam Schneider	-	Proxy to Melissa Atkins
Tyler Bliss, Nelson Court	-	Proxy to Melissa Atkins
Megan Naville	-	Larry Gullett
Roger/Michelle Raleigh	-	Todd Elbert

Williams counted the votes.

President

Member at Large

Gayle Krauth received 35 votes

Dena Rodgers received 35 votes

Atkins announced the results.

Meeting Dates for 2026

Board set meeting dates for 2026.

March 10, 2026 at 5:30	Board Meeting	Georgetown Bakery*
June 16, 2026 at 5:30	Board Meeting	Georgetown Bakery
September 8, 2026 at 5:30	Board Meeting	Georgetown Bakery
November 21, 2026 at 10 a.m.	Annual Meeting	The Spot

*The Spot will be reserved if the decision is made to invite candidates to the board meeting.

Curry made a motion to adjourn the meeting. Rodgers seconded. All in favor.

Meeting adjourned at 11:07 a.m.

Respectfully submitted by Cheryl Williams, Secretary, Copperfield HOA.