

Copperfield HOA

Board of Directors Meeting

March 10, 2026

Minutes

Meeting called to order (Gayle) at 5:32 p.m.

Roll call – all board members present

Approval of minutes from Nov. 15 annual meeting. Curry made a motion to approve the minutes; Rodgers seconded. All in favor. Minutes from Nov. 2025 annual meeting approved.

Guest speaker – Steve Bush, Floyd County Sheriff's Office provided an update on what is happening in the Sheriff's Office.

Directors' Reports

President: Krauth provided information regarding two signs in the neighborhood that needed repairs; both have been repaired. Spectrum is doing some fiber network digging in the neighborhood.

Vice-President: Curry mentioned overgrown shrubs at the front and rear neighborhood entrances. Would like to explore getting an estimate to trim and/or replace or remove.

Treasurer: Schneider provided copies of financial reports and reviewed each. A resident inquired about ways to pay HOA dues, such as Venmo or a locked box where payments could be dropped off. Schneider advised any resident is welcome to drop off dues payments to her house or the home of any board member. Late fees are applied end of January or mid-February. Invoices went out Nov. 1. Majority of payments this year were from residents' banks to the HOA's PO box.

Checking account balance is \$76,000 end of February. Taxes are done. DMLO prepares them. We don't owe tax, but we have to file a return. There are 14 residents who have not paid their dues. All have received a second letter; Schneider will send a third letter. Most in arrears are from 2026; one is over three years for a total of \$500. If not received, next step will be to place a lien on the house.

Secretary: No report.

Member at Large: No report.

Old Business: There was discussion about trash cans being kept outside of garages. There is nothing in the current Covenants or Bylaws stating trash cans must be kept inside garages. Carol Webb stated she had a signed affidavit from Billy Stewart, a former HOA board president, stating he had attempted to enforce this issue when he was president. Webb said she would send a copy of the affidavit to the board.

The board advised residents they can file a complaint (nuisance report) online at the Georgetown website. Some residents have done that. Board also advised residents can take up issues with their neighbors without having to bring the issue to the board.

Meeting adjourned at 7:35 p.m.