

Copperfield HOA

Board of Directors Meeting

June 23, 2026

Minutes

President Gayle Krauth called the meeting to order at 5:30 p.m.

Roll call – all board members were present

Approval of minutes from March 10 meeting. Schneider made a motion to approve the minutes from the March 10 meeting; Curry seconded the motion. All in favor. Minutes from the March 10 meeting were approved.

DIRECTORS' REPORTS

President: Krauth provided an update on a fallen tree and work that occurred over Memorial Day weekend. A portion of the tree fell onto HOA property. The property owner, their neighbor and the HOA all contracted with Eager Beaver. Eager Beaver's certified arborist inspected the tree, which was diseased and coordinated the work with all three property owners and Roger Harbison owner of the Commons because Eager Beaver's crane and other equipment would need to be in the lot behind China One to access the tree. The cost to the HOA for the portion that fell onto the HOA property was \$1,500.

There are additional trees down on other end of the common space, which is the portion owned by the HOA. Eager Beaver has this project on their list as soon as their schedule allows. These are not a priority.

Eager Beaver's certified arborist assessed the Bradford Pear trees at the main entrance. They all look very good right now. Whenever the decision is made to remove them, the stumps will take four to five years to rot and we won't be able to plant anything in that space until then. Bradford Pears are classified as invasive; we will continue to monitor.

Schneider made a motion to approve the additional \$1500 required to remove the additional trees that are down in the common space; Curry seconded. All in favor; motion approved.

Krauth provided some information regarding correspondence the board has received from various neighbors, including one who wrote a letter to the board

stating she did not want to pay her dues because she didn't feel the HOA took care of the snow removal on the streets nor does the HOA address parking on the streets. After speaking with Officer Speece with Georgetown, it seems the Copperfield Covenants and the resolution the board adopted regarding parking on the streets are incorrect. The existing Covenants give residents permission to park for a certain period of time, and the board has made reference to habitual parking often stating the verbiage from the Covenants when corresponding with residents about street parking. City of Georgetown (written in 2006) allows for absolutely no parking on the street for any period of time. The HOA BOD notified the resident that Georgetown takes care of snow removal, and the police are the only entity with the authority to ticket anyone for parking on the street.

According to Officer Speece, Georgetown Police are the only ones with the authority to govern the issue of street parking. Police said they have ticketed residents; some pay and go back to parking on street. Some never pay. If four cars are parked in the driveway, the police will assume the resident is having a party or a special circumstance. They attempt to be reasonable.

The board also received an email from a resident stating one of her neighbors was being difficult. The resident had concerns the neighbor may potentially cause injury to their dog. The board advised the resident to contact the Georgetown Police.

Vice-President: Curry apologized for flowers not being planted at the entrances yet. We've been struggling with the irrigation system, which was just resolved two weeks ago. Curry has notified our landscaper that the sprinkler system is fixed. There are a couple of holes we're asking the landscaper to fill for us. These are the result of the work to repair the sprinkler system.

Treasurer: Schneider provided copies of financial reports. She announced bank account balance at the end of May was \$74,539. Checks for sprinkler repairs have not cleared yet. There are four homeowners who have not paid their 2026 dues. First time since we've taken over that there are no prior year dues owed. Schneider has sent numerous statements and will send another next week. Curry made a motion to approve the Treasurer's report; Rodgers seconded. All in favor; motion carried.

Secretary: No report.

Member at Large: June Yard Sale had 25 houses that participated. Some reported sales between \$1000 and \$2000. Would like to design and purchase new signs that can be used for both the Spring and Fall yard sales. These signs would be put up at various intersections in the area directing people to Copperfield. Rodgers proposed

we purchase 20 reusable plastic corrugated signs at a cost of approximately \$160. Schneider made a motion to approve the purchase; Krauth seconded. All in favor. Motion carried. Rodgers will send a poll to residents to see what date works for everyone for a Fall yard sale.

Rodgers welcomed three new residents who have moved into the neighborhood, one on Copper Passage; one on Carter Drive; and one on Hidden Springs. She also stated her next door neighbors have added a new puppy to their family; Rodgers welcomed our new four-legged neighbor Chief to the neighborhood.

NEW BUSINESS

Krauth reported a resident had contacted the board regarding a new deck. We advised we do not need to approve, but the resident needs to contact Georgetown for permits. We received an email from another resident regarding a pergola. Again, board advised we did not need to approve this nor did they need town hall approval or permits.

In a Facebook post, Charles Almeida had suggested a Hot Wheels Exchange box, similar to the lending libraries people have on their properties. There is a small lending library in front of a house on Cove Way, which has been there for quite some time. It's subtle. The board feels if Charles – or anyone else who wants to pursue the Hot Wheels exchange box – keeps the box subtle and they do not display any signage (prohibited by the Covenants), this could be a good community engagement activity.

The board also received an email from a resident regarding perceived violations. The board has been working through the email. From a board perspective, many of these are perceived violations that are subjective and not enforceable under the existing Covenants. Krauth read the email without citing the addresses out of respect for the homeowners.

Dear Board Members,

I wanted to bring the following to your attention:

#1: Missing window shutter for almost a year now. Remove all shutters or replace missing one to match existing ones. Now we have two other homes on same street missing shutters listed below. Previously reported to HOA Board.

#2: Two missing shutters on front of home. Either two need to be replaced to match existing or take down all of them to keep uniform with rest of Subdivision. Also, have car parked on grass repetitively. Need to add concrete pavement like we and others were required to do to be in compliance with Covenants. Also, weeds on lot.

#3: Also missing window shutter on front of home and fence is falling apart creating safety concerns in addition to not being attractive. Weeds on lot. Fence previously reported.

#4: Air conditioning unit sticking out of front window. Unsightly, not attractive and not previously allowed. Recommend removal with one that doesn't stick out beyond window frame.

#5: Land erosion on corner lot for almost a year now. Covenants call for grass 3 months after completion of home. Previously reported.

#7: Front Common area at entrance from 64 in need of grass seed to cover bare spots and before land erosion occurs.

#8: Fence in need of paint. Unsightly, paint chipping off of fence. Previously reported.

#9: Fence needs stained. Not neat or attractive in current condition with streaks of stain on fence. Remove streaks of stain left behind and/ or stain it to keep it from falling apart as stain and/or paint prolongs the wood from rotting and falling apart.

#10: Continual rubbish/trash accumulated in front and side of house for over a year. Seek legal counsel to enforce compliance of violations?

Numerous mailboxes in need of numbers and painted or replaced.

Numerous lots are full of weeds. A lot of them have at least 75% of yard is weeds, including some elected Board members? Lots are supposed to have grass 3 months after completion of home, which needs to be free of weeds and maintained. It states grass, not weeds. So anything that is not grass is a weed. This may not be important to everyone, but is stated in the covenants. It's not fair to those following the rules and spending money to maintain their lots in compliance with the covenants. We're not spending thousands of dollars to move and will continue to push for our Board Members to enforce and follow the ByLaws and Covenants.

Can the Board put a resolution in place to fine people in violation? If not, you, the Board Members need to consult HOA attorney to find out how to legally bring violators in compliance. It's been going on far too long and we are concerned for the aesthetics of neighborhood and protection of our property values. One neighbor moved here and at a board meeting where we were the only two that attended, stated she thought she was moving to a nice neighborhood. I told her it wasn't always like this when we first moved here. She has since moved.

The current Board has allowed for garbage bins on lots. Although previously enforced that they were not allowed on lot except at time of trash pick-up as stated in the covenants. This was in place for over 7 years prior to resolutions being put in place that go against the existing Covenants. Trash bins in front of homes are not attractive? At a minimum should be placed on side of home if put up for vote to amend covenants in accordance with the ByLaws and Covenants.

Secretary Williams stated “Upon receipt of this email, the HOA board of directors met and determined that some of these issues are not within the Board of Directors’ control.”

As it relates to the home listed as #5 (land erosion), Gayle Krauth has contacted Mainstream because we feel this issue was caused by work they did in the area. They emailed us and said they will look into the issue.

In reference to #7 (the front entrance area), Ken Curry will speak with the landscaper to see if he can handle this in the fall.

As it relates to the parking on grass issue cited in #2, there is nothing in the Covenants that prohibits this nor is there anything in the Georgetown or Floyd County restrictions.

Some of these are aesthetic issues. The board of directors addresses egregious issues by contacting the homeowner. That said, the Covenants are as much between homeowners as they are between the board of directors and any homeowner; therefore, there is nothing preventing any homeowner from approaching another homeowner about an issue of concern.

If any homeowner is in need of mailbox repair, mailboxes can be purchased from Floyd Farm and Feed in Georgetown, Lowes, Home Depot or BSG; the numbers can be purchased from Amazon. Reach out to Cheryl Williams if you need the Amazon link to the numbers.

In July 2024, the board incorporated three Resolutions they felt clarified several recurring issues that were in question. The board met with the attorney a couple of years ago, and he advised us we have the authority to impose fines for violations of the Covenants and Bylaws.

The board does not have plans to pursue a fee structure for violations at this time.

Krauth then touched on the process that will be used for bringing issues of concern to the board’s attention at future board meetings. Residents will need to sign up in advance.

So much of what’s in our Covenants and Bylaws is in developer language. Town has a reporting process online if anyone has an issue of concern about someone’s property or anywhere within the city.

The next board of directors meeting will be held 9/8 at 5:30 at the Bakery. The Annual Meeting is scheduled for Nov. 21 at 10 a.m. at The Spot.

Schneider made a motion to adjourn the meeting; Williams seconded. All in favor.

Meeting adjourned at 6:30 p.m.

Respectfully submitted by: Cheryl Williams, Secretary, Copperfield HOA BOD