

**COPPERFIELD HOMEOWNERS ASSOCIATION
BOARD MEETING
01/25/10**

PRESENT: Bob Teta, Ron Bekebrede, Greg Thompson, Tony Gauntner, John Jendrzewski and Sissy Breunig were present.

OPEN FORUM

The meeting officially was called to order at 7:07 PM.

Present for the open forum were: Kay Dickinson, Erin Cutsinger, Braxton McPhail, Jeff Kute, Derek Siebert, Dave Barker and Brad from Suburban Landscape. Jeff Kute asked the Board to consider one Garbage Collection service for the entire neighborhood so everyone would have the same pick-up day and the residents would receive a better price. Greg Thompson told him the Board has researched the project but due to the high compliance percentage required by the vendors and the man-hours needed to manage it no Board member was willing to take on the project. Kay Dickinson asked if the Board would allow a resident committee to survey the residents and if a large percentage supports it, could they manage and organize one garbage pick-up for the neighborhood? After a short discussion Greg made a motion to allow a resident's committee to survey the residents and ask if they would support having only one garbage vendor to service all of Copperfield. 3 voted (Bob, Greg & John) yes and 2 voted (Tony, Ron) no. The motion was passed. Kay wrote and submitted a question for the 2010 survey asking for their approval or disapproval of one garbage vendor to service Copperfield.

Derek Siebert asked the Board if he needed permission to replace his existing fence and Greg told him if he is replacing it in the same place with the same style and height of fencing it was okay. If he were changing the appearance or location of the fence he would need an approval from the Board. Derek stated he was replacing his present fence with the same type of fencing in the same location and same height that he currently has.

Erin Cutsinger reported since Copperfield didn't put anything down on our streets the night before the snowstorm the School Buses would not be driving through Copperfield to pick up the kids. They will be picking up and dropping off at 100 Wickfield Drive. She asked why we don't put salt on the hills the morning of the snow to help the buses and cars get up and down the hills. Greg informed her our vendor doesn't salt before the snow comes down because then in an hour or two they are back out plowing the snow and removing the salt. Ron also told her salt only works when the temperature is above 21 degrees, so on that morning the temperature was lower than 20 degrees so the salt would not have helped. Erin also asked if the residents she complained about have been notified of their violations and when should she see an improvement. Greg and Sissy told her they have until Feb 15th to take care of the problems. Erin will contact the hotline around the 15th and let us know if the items have been corrected. Erin also reported the white bench on the tennis courts has been destroyed and asked that it be replaced. The Board stated they would try to replace it with something this spring. She reported the Landscape lights on the exit side of the back entrance are still out and were out all during the Christmas Season. The Board informed her they are still trying to get an electrician out to correct the problem.

Brad of Suburban was present to discuss the snow removal. Kay Dickinson asked him if he plowed Locust Pointe Place and he said yes. Kay told him she didn't think he had because it was still snow covered the next day after the snowfall. Brad said he plowed all the streets except for a few because they had 2-3 cars on them, which made it to dangerous for his trucks to get around them safely. Erin Cutsinger asked how many trucks he had plowing Copperfield and he stated 2. She also asked what is

his schedule on clearing the streets. He stated he starts at the front entrance and does the main roads Wickfield, Glendower and Micawber first, then he will salt the designated areas requested by the Board, and then he will plow the side streets and courts from the inside to the outside of Copperfield.

Dave Barker presented his audit report for Copperfield's 2008 Accounting records. He presented a four-page report that stated the expenditures were appropriate, authorized and well documented. The Cash, investments and accounts receivables are accurately reported. All checks are properly recorded and the monthly bank statements had been reconciled. He also stated that Sissy Breunig has done an exceptional job with the books of Copperfield. She has them organized, well documented and has good controls on the expenditure side.

EMAIL CONDUCTED BUSINESS

The Board voted to add additional Christmas lights to the Shelbyville Road entrance for the 2010 holiday season. Sissy will ask the vendor to supply a bid for the additional lighting and also the cost to upgrade to LED type lights.

The Board voted in favor 3 (Jendrzewski, Gauntner, Thompson) to 2 against (Bekebrede, Teta) to print and mail a 2010 CHA Homeowners Survey. Gauntner designed & wrote the 2009 Survey and has also provided the Board the 2010 CHA Homeowners Survey for their review.

The Board voted 4 in favor (Bekebrede, Jendrzewski, Teta, Thompson) to 1 against (Gauntner) to eliminate the following question proposed by Tony Gauntner from the 2010 CHA Homeowners Survey: **TERM LIMITS** It's been suggested that the Board adopt a by-law that limits the number of consecutive years a resident could serve on the CHA Board. Is that a good idea and should the Board adopt this policy? The question was eliminated from the 2010 Homeowners Survey.

OLD BUSINESS

Minutes for the 11/23/09 meeting were approved.

2010 Survey was discussed and a question regarding the garbage service was added. Bob Teta agreed to add the new question and submit the proposed survey by email to all Board members for final approval.

ACTIVITIES

Bob Teta reported on the following:

- 1) He is still waiting to have the chairs restrapped. Sissy will contact the vendor again and ask when they will be picked-up.
- 2) Bob asked Greg and Ron if anything had been resolved on the tennis courts with Flynn Brothers. Greg said no and that he would try to give them a call to find out what they will be doing to correct the issues.

ADMINISTRATION

Tony Gauntner reported on the following:

- 1) He distributed an article to inform the board that rubber mats placed by individuals at the end of their driveways in the gutters of their street, is not allowed per the Louisville - Jefferson County Metro Regulations. He distributed it to help prepare the Board if a resident makes a request to install them.

- 2) He distributed a summary of the results of the 2009 CHA Homeowners Survey to all Board members for their review.
- 3) He distributed information regarding the present Copperfield recreational facilities sign, a copy of Sissy's suggestions for the new signs and a design for a new sign. The Board will table the discussion of the new sign at a future Board meeting if it is approved for the budget.
- 4) He has confirmed that Lt. Jones of LMPD will attend the April 26th, July 26th and November 22nd Board meetings to meet with residents and address their concerns. He also has confirmed that Jim Smith from the Louisville Water Company will attend our March 22nd Board meeting to discuss the water pressure issue in Copperfield.

MAINTENANCE

John Jendrzejewski reported on the following:

- 1) He reported he had received Suburban Landscape's 2010 contract. Tony recommended that the Board solicit an additional bid from another vendor to ensure that Suburban's current bid is competitive, and provided John with the name and number of a landscaper that has contacted us in the past promoting his business.
- 2) He reported Brad from Suburban was not able to get an electrician out to fix the electrical problems with the landscape lights on the north side at the back entrance. He will continue to try and locate another vendor and if he cannot he will let John know.
- 3) He has contacted Fred from Raynmaster and asked him to give us an estimate and do an analysis of what needs to be done to our sprinkler systems to allow our flowers and plants to be watered properly. Bob volunteered to meet with him when he turns the sprinklers on and identify to him the problems he is aware of with the system. John will tell Fred to contact Bob when he will turn the sprinklers on in the spring.

FINANCE

Ron Bekebrede reported on the following:

- 1) Cash Analysis and Monthly Income Statement were reviewed and approved.
- 2) Ron informed the Board he will be receiving the price sheet for the annuals and he will forward for all to review. Kay Dickinson suggested that the Board plant something that takes full sun and doesn't need to be watered every day. Ron will forward the list of flowers to Kay and the Board asked that she give the Board a suggestion on what flowers she would recommend that the Board plant at the entrances.
- 3) He has made contact with the realtor for Fossil Creek and set up an annual rental contract of \$1500.00 to use our brick structure at the corner of Shelbyville Road and S. Beckley Station Road for their locator sign. We will maintain the landscape around the brick structure and have it match our other entrances.
- 4) He presented the proposed budget for the Board to review and make changes. After a discussion on each line item changes were made and the 2009 budget was finalized. A motion was made to approve the 2010 budget and all Board members (Bob, Ron, John, Greg and Tony) voted yes to approve the 2010 budget of \$249,790.00.

CIVIC ACTION

Greg Thompson reported on the following:

- 1) He has approved a fence for the new residents at 515 Nickleby Place.
- 2) Greg reported he has received another complaint regarding the general maintenance of the property at 302 Wickfield Drive. Greg will contact the complainer and verify the entire

complaint. If he identifies there is a problem he will notify Ron Bekebrede who volunteered to go with him and discuss the issues with the property owner Michelle Marcotte.

Next board meeting was confirmed to be Monday February 22, 2010 and the next board meeting was already scheduled for Monday March 22, 2010. All meetings will be held at 7:00 PM and at the Clubhouse.

Meeting closed at 10:38 PM.

Respectfully submitted,

Sissy Breunig
General Manager