

**COPPERFIELD HOMEOWNERS ASSOCIATION
BOARD MEETING
2/22/10**

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

OPEN FORUM

The meeting officially was called to order at 7:20 PM.

Resident Kay Dickinson was present to observe the Board meeting

OLD BUSINESS

Minutes for the 1/25/10 meeting were approved.

ACTIVITIES

- 1) Bob Teta was absent no report.

ADMINISTRATION

Tony Gauntner reported on the following:

- 1) He asked the Board what they intended to do about the rotted wood around the dormer and having the gutters cleaned out. Ron stated we do not have any funds in the budget for the rotted wood, but asked that he receives a quote and if funds were available the Board would look into it. Sissy reported that Bob Teta informed her he will clean the gutters out as soon as the weather improves and he is in town to do it. Tony distributed a summary of the results of the 2009 Survey to all Board members for their review.
- 2) He reminded the Board a representative from the Water Company would be present at the March 2010 Board meeting.
- 3) He discussed the proposed Board policy discussed through email in regards to the residents mailboxes damaged by the snowplows. Ron Bekebrede stated he feels neither the Board or our vendor is responsible unless the resident saw our vendor damage the mailbox and has a picture or can describe their plow completely and their mail box must have been in good condition in order for it to be repaired or replaced. The other Board members gave their comments and Tony agreed to reword the proposed position of the Board and email it to all Board members for their approval.

MAINTENANCE

John Jendrzewski reported on the following:

- 1) He reported Brad had his electrician come out to repair the GFI faults at the back entrance and replace bulbs were needed. The electrician will be forwarding an estimate to correct the problems with the low voltage lighting at the front entrance and the cost to replace the light for the U.S. flag pole.
- 2) He will be working on obtaining estimates from Raynmaster and Brad's sprinkler company on their recommendations on what work is needed to allow the sprinklers to perform properly and water our plantings correctly.

FINANCE

Ron Bekebrede reported on the following:

- 1) Cash Analysis and Monthly Income Statement were reviewed and approved.
- 2) Ron informed the Board that the Shoemaker family on Brendon Hills Place has filed Bankruptcy and he had Thurman Senn file a cross claim for us, but we have not received a final decision at this time.
- 3) He informed the Board that the Walker Family on Oxford Hill Court has asked if their late fees could be waived, since they have had some financial issues preventing them to pay timely. The Board members present agreed to waive the late fees as long as he is paid in full by June 1, 2010.

CIVIC ACTION

Greg Thompson reported on the following:

- 1) He has sent letters to the Shoemakers and Kleier Family on Brendon Hills Place in regards to on street parking.
- 2) He sent a letter to the Lee family at the corner of Glendower and Brendon Hills Place in regards to several deed infractions and he needs to inspect to see if they have been corrected.
- 3) He reported he is very pleased with Brad's response time on the snow plowing and salting. He is usually out within a couple of hours after the snow hits 2 inches or when requested.
- 4) He has not made contact with the resident that complained about the maintenance of 302 Wickfield Drive. He will follow-up with the complainer and then inspect the property. If he identifies a violation he will notify Ron Bekebrede and together they will go and discuss the issues with the property owner Michelle Marcotte.

Next board meeting was confirmed to be Monday March 22, 2010, 7:00 PM and at the Clubhouse.

Meeting closed at 8:58 PM.

Respectfully submitted,

Sissy Breunig
General Manager