

Copperfield HOA Meeting

2024 Annual HOA Meeting 2024

Start Time: 7:00 pm **End Time:**

Board Members Attended: Molly - Secretary and Social Chair, Chasen - President, Clyde - Pool Chair, Logan - Treasurer, Trevor - Pool Chair, and Elicia - Emails.

Members in Attendance: 23

Motions:

- Clyde made a motion to have the neighborhood garage sale on April 26th and 27th. Approved.
- Chasen made a motion to add Richard Wilke to the board. Approved.
- Chasen made a motion to add Danielle Brown to the board. Approved.
- Clyde made a motion to adjourn. Approved.

Pool:

- Clyde announced that water should be turned on soon, likely in the next week. Clyde explained how the pool and pool house get shut down for winter. We have contracted with North West Pool for maintenance and to open the pool. It will be opened early for the pool company to do some repair work. They will drain and smooth the surface of the shallow end of the pool. Once it is up and running, the company will use our pool to train lifeguards prior to the start of the season. This will also let us know ahead of time if we have any pump issues or other problems relating to the opening of the pool.
- Clyde contacted an electrical company to check on the wiring near the drinking faucet. They have fixed the problem.
- When the pool is opened, the broken rail at the entrance will be fixed and some skimmer baskets will be replaced.
- Three shower heads will need to be replaced and a toilet in the women's room will need to be repaired.

Budget and Finances:

- Logan is the treasurer and is new to the position. He and Chasen became aware of an account that had been sitting in an account for 10 years. The board voted to move the money, \$25,000, into a CD to earn interest.
- Our previous treasurer quit, and we did not have anyone step into place to give reports until recently.
- We have approx. 425 properties in our neighborhood. Around 95% pay by the due date. That gives us about \$130,000 for our operating budget, and we have an attorney to reach out to those who do not pay. We can put a lien on properties that are behind, and we attempt to hold everyone accountable. We have also put a stop to homes being

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sold to property rental companies. In the covenants, 95% of homes cannot be rentals, but we don't have a way to enforce what is done after a home has been sold. We spend about \$26,000 on the pool, which includes lifeguards. The grounds company costs \$16,000 for the year. We have around \$35,000 in our operating budget that will be replenished as more pay dues. Some things cost money, but we save as much as we can.

Grounds:

- Trevor spoke about the erosion control around the bridge. He is hoping to redo some of the pool signs this year.

Other Business:

- Elicia spoke about the emails and addressing concerns that neighbors write about. She answers emails herself or will contact the other board members for a discussion before getting back to the person. She also explained that she sends occasional newsletters. Elicia reminded the members that there is not much needed to help. More volunteers makes less work for all.
- Molly shared information about the last Easter Egg hunt and the one planned for this year as well as the fall festival of last year.
- Chasen discussed that we are working as board members to keep the neighbors happy and make the neighborhood a pleasant place. Everyone's voice matters and should be heard.
- With the board members negotiating and working hard, we saved thousands of dollars. We are thankful for all the neighbors who attended today. We are considering waiving or nullifying the dues of board members following one year of consistent and active membership on the board. Dues are \$300 and will continue to increase by 5% each year, which is all we are allowed to do.
- Overall, we are doing well and continue to save the HOA money. We need to consider mulch for the playground, and we can again save thousands by having volunteers again to help spread it. Chasen would like to pass the presidency position to someone else.
- We had work on trees taken care of and overgrowth that was moving into a neighbor's yard was handled. Larry is a neighbor that often helps keep an eye on the green belt and make sure it does not become too "marshy." Our new company, which is saving us over \$4,000 compared to the last company, is eager to keep our business and is doing well caring for the green belt.
- We have an engineer's report from Johnson and Associates. The city drain drops off and there is a shelf in the water area. Now that we know about the shelf that should not be there, the City of Edmond will help with it. There is a spillway that the city put in and then said that is HOA land now. It goes all the way to Chisholm Lake. After all the trees fell, the erosion is causing problems after the green belt. There is a concrete colvert and when the water builds up, it shoots out. The concrete has been pushed out and debris

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washes up to people's properties before it reaches Chisholm Lake. We need about \$13,000 for the survey alone.

Questions and Discussions

- Is there a vice president?
 - The way it works is that first you are voted on the board. From there, you can take a position that works for you. We discussed ways people can get involved, such as yard of the month or gift baskets to new neighbors. Basically, if anyone has a talent or an interest that can benefit the neighborhood, we want them to take a spot.
- It seems that pools can be a money pit, but we don't seem to have issues with cracks or settling.
 - Clyde shared that the pool was nearly ready to wash away due to erosion over the last 20 years. The erosion control work has done a lot to help in that area.
- Who is in charge of light poles?
 - The City of Edmond is in charge of light posts and the condition of the streets.
 - A neighbor would like to see what it could take for the City of Edmond to replace the wooden poles with metal.
- If neighbors are doing unsightly things in their properties, you can share concerns, but it is likely a City of Edmond issue.
- If you are a contractor and interested in doing work for the neighborhood, it can be paid through Neighborhood Services if you receive the bid and get approval to do the work.
- Is there anything you would like to see done in a different way?
 - No one answered this.
- Who does the landscaping at the entrance?
 - The man is an ex-horticulturalist who does the work for free and just gets reimbursed for the plants he uses. Gene Strunk is his name.
- Trevor's wife would like to run a "spring clean" event to help people in the neighborhood who need assistance or to clean up common areas with a team of volunteers.
- Garage Sale was voted for April 26th and 27th.