

Copperfield HOA Board Meeting Minutes

Date: May 11, 2026

Time: 7:00 PM – 9:08 PM

Location: Copperfield Clubhouse

Attendance

Board Members & Committee Leads Present

- Tyler Watson – President
- Kathleen Mullins – Secretary
- Pat Dour – Maintenance
- Ron Bekebrede – Finance
- Rob Garbus – Recreation
- Shawn Goodpaster – General Manager

Residents Present

- Susan Nevels
 - Rachel Howell
 - Kim Bishop
 - Karen Barrentine
 - Sandy Kleinhenz
 - Erin O'Brien
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1. Call to Order

The meeting was called to order by Tyler Watson at 7:00 PM.

2. Approval of Previous Meeting Minutes

The April 2026 meeting minutes were reviewed. Minor revisions and formatting corrections previously submitted were confirmed as incorporated.

Motion

Motion made to approve the April 2026 meeting minutes.

Result

Seconded and approved unanimously.

3. Open Forum

Resident Compliments & Community Feedback

Multiple residents complimented:

- Significant landscaping improvements
- Mulching and shrub maintenance
- Front entrance appearance
- General grounds upkeep and vendor coordination

Special recognition was given to:

- Pat Dour and landscaping committee members
- Monkey Grass Landscaping
- HOA volunteers assisting with cleanup and pergola restoration

Residents noted the neighborhood appearance is “the best it has ever looked.”

Front Entrance Sidewalk & City Work Concerns

Residents discussed:

- Uneven sidewalk transitions near new city concrete work
- Concerns regarding trip hazards and potential liability

- Ongoing city contractor cleanup and grading work

Board noted:

- Additional repairs and irrigation restoration remain pending
- On Tap Irrigation scheduled for May 26 to reconnect water lines and inspect damage

Action Items

- Continue monitoring city contractor cleanup and grading work
 - Inspect irrigation and sprinkler damage following completion of sidewalk project
-

Entrance Lighting

Residents reported:

- One Beckley entrance light down
- Additional carriage light not functioning properly

Action Item

- Maintenance follow-up planned for entrance lighting repairs
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Dead Tree Violations / Property Maintenance

Discussion held regarding:

- Dead trees
- Ongoing property maintenance violations
- Escalation timelines

Action Items

- Follow up on outstanding violation notices
 - Begin fining process where deadlines have expired
 - Continue attempts to contact owners prior to escalation
-

Inoperable Vehicle Discussion

Board revisited prior agreement regarding inoperable vehicle/property cleanup at Whittington property.

Reminder

- Existing deadline remains December 2026
- Legal action remains an option if compliance efforts fail

Action Item

- Tyler Watson to contact resident regarding progress and timeline expectations
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Deed Restriction Unification Update (Resident Questions)

Residents requested an update regarding deed restriction unification efforts.

Board shared:

- Draft framework nearing legal review stage
- Significant resident participation received through surveys
- Goal remains to present draft framework to community within 45–60 days
- Future town hall / Q&A session planned
- Hopeful timeline for potential vote before year-end

Board clarified:

- Current deed restrictions still require 75% approval by section
 - Legal strategy discussions remain ongoing regarding implementation process
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Basketball Gym Structure Approval

Resident asked about large construction project near front of neighborhood.

Board clarified:

- Structure was previously approved by board vote
 - Structure designed below roofline requirements
-

Additional Landscaping Requests

Residents requested:

- Replacement holly bushes
- Continued cul-de-sac landscaping improvements

Grounds Committee continues reviewing proposals and priorities.

4. Recreation Committee Report

Pool Operations Update

Ron Bekebrede provided a detailed pool operations update.

Key Updates

- Main pool operational as of May 11
- All interior pool lights now functioning
- Wiring issues corrected
- Pool cover removal completed
- Initial chemical balancing and cleaning underway
- Baby pool repairs ongoing
- Coping damage discovered near staircase and added to future capital planning

Maintenance Notes

- Spare pool pump and motor should be removed from pump room to avoid chlorine vapor damage
 - Existing spare equipment is no longer manufactured and should be preserved carefully
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Pool Rentals & Clubhouse Rental Policy Discussion

Board discussed:

- Recent confusion regarding clubhouse rentals and pool access
- Liability concerns
- Residents utilizing pool deck/grills during rentals

- Non-resident pool use

Board Consensus

- Rental agreements require revision and clarification
- Pool/deck language should likely be removed from clubhouse rental agreements
- Pool deck access prohibited without lifeguards present
- Clubhouse rentals are interior-only rentals
- Pool deck setup associated with clubhouse rentals is not permitted

Additional Discussion

Board discussed and generally opposed:

- Full pool rentals/private closures
 - Additional liability exposure
 - Restricting resident access to amenities
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Pool Pass Update

Current pool pass registration totals:

- Approximately 151 households registered

Residents may:

- Use QR code registration
- Show barcode digitally at entry

Guest Pass Clarification

- Two complimentary one-time guest passes provided per household
 - Additional guest passes available for purchase
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Tennis Court Expansion Discussion

Updated estimates discussed for:

- Tennis court expansion
- Additional pickleball courts

Estimated Project Cost

- Approximately \$40,000–\$50,000

Additional Concerns

- Existing AT&T utility box relocation
 - Future maintenance access requirements
 - Access for lift equipment and maintenance vehicles
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5. Finance Committee Report

Collections Update

Ron Bekebrede reported substantial improvement in collections efforts.

Outstanding Dues

- Prior balance: approximately \$47,000
- Current 2026 balance outstanding: approximately \$11,700

Board acknowledged extensive collection efforts by:

- Ron Bekebrede
 - Shawn Goodpaster
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Delinquency Actions

Board discussed:

- \$250 collection/legal charges applied to overdue accounts
- Serious delinquency/legal cases continuing with attorney involvement
- Existing payment plans and enforcement timelines

Board consensus supported continued enforcement consistency.

Reserve & Investment Discussion

Board discussed moving reserve funds into higher-yield financial instruments.

Proposed Actions

- Investigate sweep account options
- Short-term CDs currently yielding approximately 3.5%
- Ron Bekebrede to potentially allocate approximately \$90,000 into short-term CDs

Board generally supported pursuing improved interest returns while maintaining liquidity.

Motion

Motion made and approved to accept financial reports.

6. Activities Committee Report

Upcoming Events

- Kids Movie Night scheduled for next Friday
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Late Night Swim Planning

Board discussed scheduling future late-night swim events, including possible Fourth of July activities.

Fireworks Discussion

Board discussed future fireworks displays.

Concerns Included

- Liability exposure
- Tennis court damage from prior year

- Fire risks
- Amenity protection concerns

No final decision made.

Action Item

- Continue discussion prior to July holiday planning
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7. Grounds & Maintenance Report

Landscaping Plans

Board reviewed landscaping proposals from:

- Hess Landscaping
- Monkey Grass Landscaping

Discussion included:

- Watering costs
- Installation timing
- Long-term maintenance planning
- Seasonal installation considerations

Consensus Direction

- Likely pursue installation during fall timeframe
 - Continue evaluating watering logistics and vendor pricing
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Irrigation & Sprinkler Repairs

Updates included:

- Front entrance irrigation reconnection scheduled May 26
- Possible damage from city sidewalk work still under evaluation
- Potential future decision regarding serpentine wall irrigation zone depending on repair costs

Additional Maintenance Updates

Additional updates included:

- Tennis court camera installed and operational
 - Possible future camera power upgrades discussed
 - Additional streetlight outages reported to LG&E
 - Front entrance conduit issue identified during city sidewalk work
 - Pool deck picnic tables may be relocated to prevent fence climbing
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8. Parking Lot Restriping Vote

Board discussed narrow parking spaces along handicap-side row.

Options Discussed

- Leave current layout as-is
- Restripe at contractor expense

Motion

Motion passed to have contractor repaint and restripe affected spaces.

9. Contract Approval Policy

Board reviewed proposed formal contract approval policy requiring:

- Written contracts over \$1,000
- Two board member signatures or majority board approval
- Approved signature methods only

Motion

Motion made and approved unanimously.

Action Item

- Has been published via Buildium.
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10. Commercial Vehicle Policy Amendment

Board reviewed amendment clarifying:

- Commercial vehicles must not be clearly visible from the street
- Vehicles must either:
 - Be fully enclosed in a garage, OR
 - Be parked behind front building line minimizing visibility

Temporary coverings, tarps, barriers, or fencing are not considered compliant.

Motion

Motion made and approved adopting amendment.

Action Item

- Has been published via Buildium.
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11. Violations & Enforcement Updates

Board reviewed:

- Existing violations
- Upcoming fine deadlines
- Property maintenance concerns
- Mailbox compliance issues
- Street parking complaints

Additional follow-up actions assigned.

12. Speeding & Traffic Safety Discussion

Board discussed:

- Recent speeding incidents
- Vehicle/property damage
- Resident safety concerns on Wakefield

Potential Future Actions

- Request city traffic study
- Explore speed hump/speed table process
- Coordinate with Louisville Metro Police

Action Item

- Kathleen Mullins to begin process discussions with city officials
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13. Deed Restriction Unification

Board discussed:

- Draft enforcement framework
- Grandfathering language considerations
- Legal review needs
- Violation priority categories

Board members asked to review the draft framework prior to legal submission.

14. Adjournment

Meeting adjourned at 9:08 PM.