

CHOA Board Meeting Minutes

January 13, 2025

Copperfield Clubhouse

Present: Kathleen Mullins, Ron Bekebrede, Pat Dour, Tyler Watson, and Todd Guilford

Not Present: N/A

Guests: Erin O'Brien, Scott O'Brien, and Bruce Adams

Call to Order: 7:01 pm

Open Forum/New Business: Erin is here to catch up on a few things regarding a few issues including the lights at the back entrance and the lights upfront on the island. Pat said the breaker keeps getting tripped. Ron said he is going to take a look at that. Erin is asking about golf carts being on the streets. Ron advised that HOA is not going to police them. Erin also asked about a pool on Micawber and the fact that they have a slide. Asking if it was approved. Bruce is asking about the new sidewalks and how terrible the job is. Pat is going to reach out to the people that did it.

Old Business –

Maintenance

- Tree reimbursement checks are here
- Christmas light removal will be done in the next week.
- Pat will talk to John with Klausing about the extra weed spraying.
- Question about the bushes at the woods section. One resident maintains and the other does not. Pat will ask Klausing to shape the bushes up for us.

- Tree down on Beckley knocked over two sections of our fence. Pat will try to just put those back up and get those repaired instead of building a new portion of the fence.
- Pat communicated with the City Council Office and their plans with the Louisville Loop sidewalk. At this time they are not expanding past the Hills of Beckley Station neighborhood.

Pool

- Todd reached out to Phoenix about the tile work and hasn't heard back.
- Todd reached out to PPM and another company about the tiles and hasn't heard back. He will keep on all companies to see if he can get some answers and help.

Finance

- Pat received the refund of the over payment from the tree company. We will deposit one check each month for the next three months.
- Ron is following up with Pat in regards to the credit from Waste Management. We still have not received that. Pat will check on that.
- Ron asked about a past board member getting the clubhouse rental at a discount. Some past board members were under the impression that they could get a discount. Ron made a motion that past board members do not get a discount on renting the clubhouse. Watson seconded the motion and all in favor.
- Ron went over financials. There is a small discrepancy between Quickbooks and the bank. Ron will fix that and we will make a motion to approve over email.
- We are in the process of switching over to Buildium so we will input information in Quickbooks and in Buildium until we fully switch over.
- Ron went over a few things in Buildium as far as how they are different

Activities

- Kathleen went over some features of Buildium as well.
- Kathleen will be sending out all invoices with the Annual Dues and Budgeting letter by the end of the month.
- Dues will be assessed in Buildium this year instead of Quickbooks.
- Kathleen will conduct two evenings at the clubhouse where residents can come up and get help with Buildium.

Civic Action

- Watson reached out to Mr. Carter to get an update on where he is and if he has touched base with the residents around him.
- Tyler wants to sit down with Pat and Klausing to discuss the upcoming season.

Adjourn at 8:52 pm

Next meeting: February 10, 2025