Copperfield HOA Board Meeting Minutes

Date: June 9, 2026
Time: 7:02 PM – 8:54 PM
Location: Copperfield Clubhouse

Board Members Present

- Tyler Watson, President
- Ron Bekebrede, Treasurer
- Rob Garbus, Recreation
- Pat Dour, Maintenance
- Shawn Goodpastor, General Manager

Board Members Absent

- Kathleen Mullins, Secretary (Excused)

Residents in Attendance

A large number of residents were present, including many participants interested in the Community Volunteer Initiative.

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1. Call to Order

President Tyler Watson called the meeting to order at 7:02 PM and welcomed attendees.

A roll call of Board members and residents in attendance was conducted.

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2. Open Forum

Resident Comments & Neighborhood Maintenance

- Residents expressed appreciation for recent landscaping improvements, including tree removal and maintenance work throughout the neighborhood.
- Residents reported intermittent operation of streetlights at the main entrance and a non-functioning light near the rear entrance. Maintenance will submit service requests as needed.
- Residents noted deteriorating stop signs and decorative street signs throughout the neighborhood. Discussion occurred regarding responsibility for replacement, with Metro indicating the HOA is responsible due to the neighborhood's decorative signage system.
- A resident raised concerns regarding lighting issues at the rear entrance and clubhouse area. Maintenance will investigate.

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3. Old Business

Steerforth Court Accessory Structure

The Board provided an update regarding the accessory structure currently under construction at 105 Steerforth Court.

Board Summary

- The Board approved plans several months ago depicting a lower-profile structure with a hip roof designed to complement the existing residence.
- The structure currently under construction differs materially from the approved plans, including:
  - Construction of a gable roof rather than the approved hip roof.
  - Overall height exceeding the approved design.
  - Visual appearance significantly different from approved renderings.

Resident Feedback

Several neighboring residents expressed concerns regarding:

- Building height and mass.
- Visual impact on surrounding homes.
- Potential lighting impacts.
- Potential noise associated with the intended use of the structure.
- Overall compatibility with neighborhood aesthetics.

Additional residents expressed concern regarding precedent if deviations from approved plans are permitted.

A neighboring resident adjacent to the project spoke in support of completing construction as quickly as possible to minimize ongoing disruption.

Board Discussion

- Board members reiterated that the primary issue is not the proposed use of the structure but that the structure being built does not match what was approved.
- Board members discussed verifying all dimensions of the structure, including length, width, and height, to ensure compliance with approved plans.
- The Board directed management to make approved plans and drawings available for public review.

Board Position

- The Board reaffirmed its position that the structure must be brought into conformity with the approved plans.
- A written corrective action plan was requested from the homeowners.
- The homeowners were previously given until June 12, 2026, to provide a response.
- The Board will continue evaluating next steps upon receipt of that response.

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4. Approval of Previous Meeting Minutes

Corrections were made to a resident name contained within the previous meeting minutes.

Motion: Approve prior meeting minutes as corrected.
Second: Received.
Vote: Unanimous Approval.

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5. Finance Committee Report

Treasurer Ron Bekebrede presented the financial report.

Collections Update

- All 2026 dues have been collected except for two remaining accounts and several repeat delinquent accounts.
- Payment plans have been established or are in process for multiple delinquent homeowners.
- The Board reviewed ongoing collection efforts and attorney communications.

Delinquent Accounts

- Discussion occurred regarding continued non-payment by one homeowner despite repeated commitments to begin payments.
- Board consensus was reached to continue enforcing the Association's late fee policy consistently.

Banking & Investments

- A $90,000 Certificate of Deposit has been established with Stock Yards Bank.
- Treasurer researched sweep account options but found them unfavorable due to balance requirements and associated fees.
- Additional banking options remain under review.

Financial Statements

Treasurer reviewed:

- Profit & Loss Statement
- Balance Sheet
- Budget vs. Actual Report

Discussion also included anticipated future water savings following repair of the clubhouse sewer and water leak.

Motion: Approve financial statements as presented.

Second: Received.

Vote: Unanimous Approval.

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6. Architectural Review Committee (ARC)

803 Locust Pointe Court Pool Request

A proposed in-ground pool application was discussed.

The Board determined additional information regarding deck dimensions was needed before final action.

Motion: Table approval pending receipt of additional dimensions and supporting information.

Result: Motion withdrawn and application tabled.

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7. Community Stewardship & Volunteer Initiative

President Watson discussed the recently launched Community Volunteer Initiative.

Volunteer Response

- Nearly 40 residents have volunteered to assist with neighborhood projects.
- Strong resident participation and interest were noted.

Potential Volunteer Activities

Discussion included:

- Weed walks.
- Common area cleanup.
- Trash pickup.
- Pool and clubhouse beautification.
- Playground mulch projects.
- Fence construction assistance.
- Holiday decoration installation and removal.
- Welcome committees for new residents.
- Sponsorship and partnership development.
- Grant research opportunities.
- Event planning assistance.

Board Direction

The Board agreed volunteer opportunities should complement—not replace—existing contracted services.

Maintenance and volunteer leaders will continue collaborating on appropriate project selection and scheduling.

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8. Grounds & Maintenance Report

Pat Dewer presented the maintenance report.

Irrigation System

- Main entrance irrigation repairs are scheduled for June 18.
- Repairs include damaged water lines and controller-related issues.
- South entrance irrigation troubleshooting continues.

Main Entrance Improvements

- The City has agreed to regrade the Louisville Loop construction area at the main entrance rather than install a retaining wall.
- Work is anticipated within approximately 30–45 days.

Playground Improvements

- New playground benches have been ordered.
- Volunteers will be requested to assist with installation.
- Waste Management has agreed to dispose of the existing benches.

Fence Projects

- Materials estimates have been completed for new fencing behind the tennis courts and Shark Shack area.
- Volunteer assistance will be requested once materials are acquired.

Additional Maintenance Updates

- Broken sprinkler heads have been repaired.
- Streetlight service requests have been submitted.
- Maintenance is evaluating several leaning street signs and damaged sign components.
- Future camera installation near the pool and playground areas remains under consideration.

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9. Recreation Committee Report

Rob Garbus presented the Recreation Report.

Pool Operations

- Multiple volunteer cleanup days were successfully completed.
- Pool software implementation continues successfully.
- Approximately 278 households have completed registration.
- Several minor registration and guest-pass issues have been resolved.

Sewer Repair

- The recent sewer blockage and associated bathroom outages were successfully repaired.
- The root cause was identified and corrected.

Shade Structures

- Three new shade structures have been installed at the pool.

Pool Facility Maintenance

Current projects include:

- Ice machine replacement planning.
- Clubhouse door replacement.
- Ongoing facility maintenance.

Swim Team

Discussion occurred regarding the addition of younger “Baby Shark” swim participants.

The Board will verify insurance and program implications.

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10. New Business

Fireworks Court Protection System

The Board reviewed a proposal to purchase fire-retardant protective coverings for the tennis courts during the annual Fourth of July fireworks event.

- Estimated cost: Approximately $700.
- Expected life span: Approximately 10 years.

Motion: Approve purchase of protective court coverings.

Second: Received.

Vote: Unanimous Approval.

Commercial Vehicle Enforcement

The June 1 compliance deadline for the commercial vehicle policy has passed.

The Board directed management to:

- Begin issuing fines.
- Continue enforcement procedures for non-compliant properties.
- Notify affected homeowners.

Deed Restriction Amendments

Discussion occurred regarding ongoing deed restriction amendment efforts.

- Legal review and refinement will continue.
- Draft language remains under development.
- Additional resident input opportunities will occur before any amendment process advances.

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11. Violations & Enforcement Updates

Brendon Hills Property

- Homeowner continues working toward previously established compliance deadlines.
- No further action required at this time.

Wickfield Property

- Extension granted through June 30 to complete remaining fence work and related improvements.

Benjies Property

- Additional notice issued.
- Compliance deadline established for June 18 before fines begin.

Tellson Court Property

- Board discussed ongoing property maintenance concerns.
- Additional time will be granted while communication efforts continue.

Mailbox Compliance

- Previously identified mailbox violations have been corrected.

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12. Board Elections

Residents were reminded that several Board positions will be up for election in October 2026.

Interested homeowners were encouraged to submit their names for consideration.

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13. Action Items

Item	Owner
Obtain response and corrective action plan for Steerforth structure	Board / Management

Publish approved Steerforth drawings for resident review	Sean
Continue irrigation repairs and activation	Pat
Coordinate volunteer projects and outreach	Tyler / Kathleen
Install new playground benches	Pat / Volunteers
Purchase tennis court fire-retardant coverings	Recreation Committee
Begin commercial vehicle enforcement process	Sean
Continue deed restriction review process	Sean / Board
Verify swim team insurance implications for younger participants	Recreation Committee

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14. Adjournment

The meeting was adjourned at **8:54 PM**.

Motion: Adjourn meeting.
Second: Received.
Vote: Unanimous Approval.