

# Copperfield HOA Board Meeting Minutes

**Date:** July 13, 2026

**Time:** 7:02 PM – 7:49 PM

**Location:** Copperfield Clubhouse

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## Board Members Present

- Kathleen Mullins, Secretary
- Rob Garbus, Recreation
- Pat Dour, Maintenance
- Shawn Goodpastor, General Manager

## Board Members Absent

- Tyler Watson, President (Excused)
- Ron Bekebrede, Treasurer (Excused)

## Residents in Attendance

Karen Barentine, Todd Guilford, Liza Crall, Kim Bishop.

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## 1. Call to Order

Rob Garbus 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

- Barentine inquired about fencing erected at a residence on Oxford Hill; whether it was approved or if anything can be done. No record of an architectural fencing request for the residence under discussion.
  - Bishop obtained quotes for power washing next season.
  - Pool lap lane discussed and its removal permitted.
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## **3. Old Business**

### **Steerforth Court Accessory Structure**

Removal of roof and reconstruction under way.

#### **Board Position**

- The Board will follow up on the removal of debris/building materials as the construction continues.

### **407 Wickfield**

Violations discussed and resident notified.

### **14101 Bentley Court**

Resident requested 30 day extension to have property issues addressed and resolved (deadline July 18, 2026)

### **719 Brendon Hills Place**

Property maintenance issue addressed; dead trees remain on property, though some trees have been removed. Resident to be contacted.

### **Commercial Vehicles**

Herndon vehicle has removed ladder rack, but signage and tool boxes remain, making it a commercial vehicle.

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## 4. Approval of 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 submitted financial statement prior to meeting for review.

**Motion:** Approve financial statements as presented.

**Second:** Received.

**Vote:** Unanimous Approval.

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## 6. Activities Report

Fourth of July event well attended

Upcoming events include Lua, Late-night swim, Back to School Night, with all activities reported on Buildium.

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## 7. Community Stewardship & Volunteer Initiative

- Motion for Volunteers made via Tyler's report.

**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.

- Bishop inquired about street and stop sign replacements due to ageing; cost to be discussed and budgeted for in 2027.
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## **9. Recreation Committee Report**

Rob Garbus presented the Recreation Report.

### **Pool Facility Maintenance**

- Pool condition discussed.
- Liner near end of its useful life; tile should be re-done simultaneously. An interim repair of the tile would need replacement if done before liner repair
- QR code created for life guards to contact and alert Pool Vendor (Dallas) that vacuum gage is above a level 3.

### **Pool Operations Maintenance**

General Manager to look out for and pay invoice from Nice Ice vendor.

General Manager to order dry erase board to facilitate lifeguard communications between shifts.

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## **10. Adjournment**

The meeting was adjourned at **7:49 PM**.

**Motion:** Adjourn meeting.

**Second:** Received.

**Vote:** Unanimous Approval.