

Copperfield HOA Board Meeting Minutes

Date: September 14, 2026

Location: Copperfield Clubhouse

Residents / Guests in Attendance: 50+ residents

Board Members Present:

- Tyler Watson – President
- Rob Garbus – Recreation
- Kathleen Mullins – Secretary
- Pat Dour – Maintenance

Board Members Absent:

- Ron Bekebrede – Treasurer, excused

Record Note: The original meeting transcription was unavailable following the meeting. These minutes were reconstructed from contemporaneous meeting notes and are intended to document the substantive discussion, Board responses, motions, policy actions, and follow-up items rather than serve as a verbatim transcript.

1. Call to Order

President Tyler Watson called the September meeting to order.

Due to the unusually high resident attendance and number of topics raised, Watson advised that Open Forum would be allowed approximately one hour and could continue longer if necessary to adequately hear resident comments.

2. Previous Meeting Minutes

Residents asked about the status of the July and August meeting minutes and why they had not yet been posted.

The Board clarified that those minutes had not yet been approved and therefore had not been published as final meeting minutes.

No approval of the July or August minutes is reflected in the surviving September meeting notes.

3. Open Forum

Community Microchip Scanner

Tina Davis shared information obtained at the Middletown Festival regarding Metro Animal Services and lost-pet identification.

Metro Animal Services utilizes mobile scanners capable of reading pet microchips, allowing residents to identify the ownership of lost animals without first transporting them to a shelter or veterinarian.

The approximate cost of a scanner was reported to be \$75.

Board Discussion / Follow-Up

- The scanner was viewed as a relatively inexpensive neighborhood resource.
- The Board indicated an intent to obtain a microchip scanner for use within Copperfield. More details to come.

Deed Restrictions – Parking, Commercial Vehicles & Potential Unification

A substantial discussion occurred regarding the ongoing review of Copperfield's deed restrictions, particularly provisions related to street parking, commercial vehicles, rental properties, and consistent enforcement.

More than 200 of 398 households were reported to have participated in recent resident surveys.

Brian Schmidt expressed concern that the existing commercial-vehicle restriction should not simply be eliminated while attempting to solve individual enforcement problems. He asked how extensively the Board ultimately intended to modify other deed restrictions and sought greater clarity regarding the scope of the project.

Bill Cotton expressed support for residents who own businesses and questioned whether restrictions should prevent residents from keeping legitimate work vehicles or trucks at their homes.

A resident asked whether Copperfield's approximately 11 sets of deed restrictions could be amended by individual subject or section, or whether changes would require broader approval of an entire document.

Tyler Watson explained that a comprehensive effort involving all deed restrictions would be a lengthy process and could take up to three to four years to fully complete.

Tom Reynolds noted that many provisions within Copperfield's various deed restrictions are substantially similar and questioned whether the Association could focus more narrowly on the highest-priority issues—such as parking and rentals—rather than attempting to rewrite every provision simultaneously.

Resident Perspectives on HOA Communication

Ben Curtis stated that one of the things he appreciated during his first several years in Copperfield was rarely hearing from the HOA. He expressed concern that the increased level of HOA activity and communication had contributed to a sense that neighborhood matters had become unnecessarily contentious.

Another resident, Annie Fisk, offered a different perspective. She stated that she appreciated the increased communication and believed previous Boards had struggled with insufficient communication, including missing minutes and limited resident information.

She noted that the strong meeting attendance itself demonstrated resident engagement and said she appreciated residents and Board members communicating openly.

Beautification Committee / Resident Property Concern

Henry H., a Marine Corps veteran and resident living behind the pool area, raised concerns regarding an interaction involving the Beautification Committee and Animal Control.

Henry alleged that an individual associated with the committee entered his property without his permission and contacted Animal Control regarding conditions on the property. He specifically expressed concern that no one had not spoken with him before the matter was escalated. The comments were received as a resident complaint.

Irrigation & Watering Schedule

Residents discussed the irrigation system throughout Copperfield and raised concerns about watering frequency, timing, effectiveness, and water usage.

Beautification committee members also expressed concerns about underground irrigation leak(s) discovered at the front entrance during OnTap's recent service visit.

Pat Dour reported that despite concerns regarding irrigation patterns, the Association's overall water bill had decreased, although the savings could largely be attributed to fixing the water leak at the pool.

Residents discussed:

- Excessive watering in certain locations
- Ineffective or very short watering cycles in other locations
- Midday watering
- Potential adjustments to watering schedules

A decision was seemingly made to eliminate midday watering.

The surviving meeting notes do not document a second, vote, or final disposition of a motion; therefore, no final Board action on that motion is reflected in these minutes.

4. Election & Ballot Process

Residents asked questions regarding the upcoming Board election and ballot process.

The October 12 ballot deadline was discussed.

Tyler Watson addressed questions surrounding his write-in candidacy and stated that he did not want the meeting to become another debate regarding the issue.

Watson acknowledged that numerous residents had expressed a desire for his name to be restored to the printed ballot. He also noted that a majority of the Board had voted against adding a dedicated write-in line to the ballot.

Watson stated that he had accepted the Board's decision, although disagreed with it, and intended to proceed through the available write-in process rather than continue debating placement on the printed ballot.

A resident expressed disappointment with how the election process had unfolded and asked what would be done to prevent similar confusion in future elections.

Kathleen Mullins referenced legal guidance indicating that email communication could satisfy the applicable notice requirement.

Residents continued to emphasize the need for a clearly written and consistently applied election procedure, including unambiguous deadlines and notification requirements.

Another resident asked whether the Association could survey homeowners regarding the election-process concerns and whether Watson could be added back onto the ballot.

President Watson stated that the matter had become emotionally exhausting and expressed a desire to complete the current election and move forward while ensuring clearer procedures existed going forward.

5. Communication Systems & Long-Term Resident Accessibility

Candy Cherry, a Copperfield resident of approximately 41 years and one of the neighborhood's early residents, spoke regarding communication and resident inclusion.

She expressed concern that current neighborhood information is spread across multiple systems and that some long-term residents may not receive information consistently.

Issues raised included:

- Membership/contact records

- Buildium
- Website functionality
- Email communication
- Differences in how residents receive neighborhood information

Cherry expressed concern about residents feeling excluded from informal communication networks and noted that residents who do not regularly participate in pool activities or online discussions still need access to Association information.

She also discussed her history advocating for preservation of trees near the brick wall and acknowledged working cooperatively with Pat Dour on various neighborhood issues over the years.

Cherry additionally raised concerns regarding irrigation performance, noting that some sprinkler zones appeared to run for very short periods and were ineffective.

Tina Davis agreed that important Association information should be communicated through multiple channels, rather than relying upon one platform.

6. Financial Review, Amenity Revenue & Capital Reserves

Clubhouse Rental Income

The Board reviewed clubhouse rental income against the annual budget.

Year-to-date clubhouse rental income was reported to be approximately \$3,500 above the amount budgeted for the entire year, with several months remaining in 2026.

Discussion focused on how revenue exceeding budget expectations should be utilized.

The clubhouse currently has or is expected to have maintenance needs including:

- Repairs
- Exterior maintenance and cleaning
- Painting
- General amenity improvements

The concept was raised that excess clubhouse rental revenue should be reinvested into the clubhouse rather than absorbed into general operating expenditures.

A broader proposal was also discussed that rental income generated by the clubhouse should, going forward, be used to support maintenance and improvement of the amenity that generated the revenue.

Pool Guest Pass Revenue

Pool guest-pass revenue of approximately \$3,600 was discussed.

The Board discussed reallocating those funds into a pool reserve to support future repairs and capital needs associated with the pool.

This discussion was consistent with the broader goal of beginning to rebuild reserves for aging recreational infrastructure.

Unless separately reflected in the Association's financial records or an additional recorded motion, these minutes characterize the matter as a proposed allocation rather than a formally restricted fund.

7. Dues, Reserves & Capital Improvement Planning

A resident raised concerns regarding household costs and questioned the direction of Association spending during a period of increased cost-of-living pressures.

The resident asked Board members and candidates to explain their positions regarding future dues increases and capital spending.

President Watson responded that Copperfield's dues would need to increase gradually over approximately a five-year period, beginning with the increase implemented in 2026.

He explained that the primary concern is the Association's lack of sufficient cash reserves to address major long-term capital obligations.

No other Board member commented on the matter.

Pool Liner / Pool Capital Reserve

A question was raised regarding funds previously believed to have been earmarked for eventual replacement of the pool liner.

Watson stated that there is currently no dedicated reserve funding available for the pool liner replacement.

Early estimates discussed for the future pool project were approximately \$170,000–\$200,000.

Future Capital Needs Discussed

Potential projects identified as requiring future funding included:

- Pool liner replacement and related pool improvements
- Tennis court resurfacing
- A planned three-year cul-de-sac renovation program
- Other aging neighborhood infrastructure and capital needs

Watson explained that future dues increases would be intended in part to rebuild adequate Association reserves and allow the neighborhood to address major capital needs without relying solely on large one-time assessments when infrastructure fails.

No additional dues increase was approved during the September meeting.

8. New Association Policy Actions

Violation Reporting & Consistent Enforcement Policy

The Board considered a proposed policy establishing a consistent process for receiving, reviewing, and enforcing reported deed-restriction and Association violations.

The policy provides that:

- Potential violations may be reported openly, confidentially, or anonymously.
- Reports may not be rejected solely because of the identity, anonymity, proximity, or perceived motivation of the reporting party.
- Residents are not required to contact or confront another resident before reporting a potential violation.
- Voluntary neighbor-to-neighbor communication may be encouraged when appropriate but is not a prerequisite to Association review.
- Reported conditions must be independently verified and evaluated under the applicable governing restrictions.
- No individual Board member may unilaterally dismiss, indefinitely withhold, or selectively enforce a known potential violation.
- Enforcement decisions are to be based upon the verified condition and applicable governing documents.

Motion

A motion was made to adopt the Violation Reporting & Consistent Enforcement Policy as presented, effective immediately.

Board Action

The policy was adopted by the Board and became effective immediately.

The enacted policy is to be maintained as a separate Association policy document and uploaded to Buildium with the Association's governing and policy records.

Donated & Sponsorship Funds Policy

The Board considered a proposed policy governing funds donated or sponsored for Association events, programs, charitable purposes, or community improvements.

The policy provides that:

- Funds donated or sponsored for a specific purpose must be separately tracked and used for the intended purpose.
- Remaining funds will carry forward for that purpose unless the Board formally approves an alternative use consistent with any conditions attached to the funds.
- Restricted donations and sponsorship funds may not be reallocated to general operating expenses without Board approval.
- Commitments regarding the intended use of donated or sponsored funds must be approved by the Board and documented in Association records.

Motion

A motion was made to adopt the Donated & Sponsorship Funds Policy as presented, effective immediately.

Board Action

The policy was adopted by the Board and became effective immediately.

The enacted policy is to be maintained as a separate Association policy document and uploaded to Buildium with the Association's governing and policy records.

9. Adjournment

The exact adjournment time was not captured in the surviving meeting notes.

These reconstructed minutes are subject to review, correction, and formal approval by the Copperfield HOA Board.