

# MINUTES

## Copperfield HOA Minutes

May 26, 2011

The meeting was called to order by Angie Wanger at 7:08pm.

### Board Members in attendance:

Angie Wanger	X	Pat Wheeler	
Dan Kitchens	X	Dan Ogren	
Mark Crissman	X	Terry Lewis	X
Tim Deely		Mindy Kiracofe	
Gene Brown	X		

**Swank Property Members in attendance:** Michele Cornett

### Approval of Minutes

Minutes read by Angie Wanger from the February 23, 2011 meeting.

Mark Crissman motioned to approve the minutes. Motion was seconded by Gene Brown.

Minutes approved.

### Financial Information

- Michele Cornett reviewed financials
- Coupons for the 2<sup>nd</sup> half of dues will go out June 1
- Many of the other HOAs have switched to M&T bank due to high service fees with PNC. Must maintain a \$5000 minimum balance to avoid service fees. This will not work for Copperfield.
- Homeowner suggested we look into a local credit union
- Angie Wanger motions to approve the **financials**.
  - Mark Crissman seconds.
  - Board approved the financials as read by Michele

### Board

- Walk –thru’s: follow-up today – only 2 homeowners have not taken care of their repairs to the letters sent last year – they responded to Swank stating they will take care of their responsibilities by the end of May. Everyone else has responded and improvements have been made, as recommended by the Board.
- Bear sighting in the neighborhood – keep trash and recycle inside.
- Grass clippings in street – add to next newsletter.
- Yard Sale: Saturday, June 11<sup>th</sup> 8am – until. (Rain date June 18<sup>th</sup>) Mark Crissman has offered to make a sign and will post this weekend. Michele will place advertisement in the Frederick News Post to run Friday 6/10 and Saturday 6/11. Suzanne suggested we run an ad in the Citizen as well.

## **New Business**

- Angie notes trash at entrance way.
- Architectural change request process – any property changes need to go through this process to maintain a historical record which is especially important when houses are sold and new homeowners take over.
  - Several home improvements have been made recently without going through this process. These homeowners will receive a letter from Swank to remind the homeowner of the proper procedure.
  - Even if replacing property with the exact same material, it is preferred to have this information on file with the architectural committee for record maintenance.
- Covenants, rules and by-laws are posted on the web. When a house is sold, it is the realtor's responsibility to ensure the homeowner sign for a copy of these.
- Homeowner in nursing home at 4672 Newington (Mrs. Lopez) – neighbors offering to tend to the property as an honor to the homeowner.
- Issue: Speeding the neighborhood. Letters will be sent by Swank to those identified by other homeowners.

## **Committee Reports**

- No committee reports

## **Announcements**

- No announcements

## **Next Meeting**

September 2011

## **Adjournment**

Motion to adjourn was made by Angie Wanger at 7:50 p.m., seconded by Mark Crissman. Motion was passed unanimously.