

MINUTES

Copperfield HOA Minutes

April 28, 2010

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

Board Members in attendance: Angie Wanger, Tim Deeley, Pat Wheeler, Gene Brown, Heath Coats, Terry Lewis

Board Members not in attendance: Dan Ogren, Steve Small, Mark Crissman

Swank Property Members in attendance: Steve Swank, Michelle Cornett

Approval of Minutes

The minutes were read by Angie Wheeler from the February 24, 2010 meeting.

Motion to approve the minutes by Angie Wanger with (2) corrections. Motion was seconded by Gene Brown. Minutes approved, as amended.

Financial Report

The budget was distributed and read by Steve Swank, Property Manager. Gene Brown made a motion to approve the budget which was seconded by Angie Wanger. All present voted in favor of approving the budget as presented.

Board

- Nothing to report.

New Business

- Michelle met with Allegheny Power, who provided a blueprint of an entrance light for Copperfield's Entrance sign.
 - High pressure sodium light
 - 100W
 - 15' truss arm
 - Mounted 23' high will shine down on the sign (This is NOT a security light)
 - Half the light can be blacked out, if necessary, so not to shine on any of the surrounding neighbors. The light cannot hang-over Rt. 180, as it is a state road.
 - Monthly fee - \$25/month
- Mr. & Mrs. Bill Nevin, who resides at **4599 Copperfield Drive**, had concerns regarding the entrance light, fearing it would shine in their house. They attended tonight's HOA meeting and after reviewing the blueprints, they were both comfortable with the light proposal.
- Consideration of installing a ground light was brought-up for discussion again. Michelle reminded the Board that if we have a ground light, it must have a meter,

vandalism is a concern, and there really is not enough room for installation of this type of light.

- Michelle will contact Allegheny to install entrance light, per blueprints.

Vote by the Board: 2 opposed, 4 agree

*Stipulation if there is an issue with the neighbors, adjustments will be made or the light will be taken down.

Gene Brown: Requested the Board to remind homeowners. After cutting their grass, to sweep or blow grass cuttings back into the yard and out of the street.

A Homeowner requested that the Minutes be posted after each HOA meeting. The Board had previously agreed to post the minutes after they have been approved by the Board at the following meeting; therefore, the minutes would be posted 3 months following the meeting. The Board has agreed to review the minutes and tentatively approve by email which will provide earlier notification and/or updates for homeowners who are not able to attend the meetings.

Committee Reports

- No committee reports

Announcements.

- Community yard sale – Saturday, June 5th – 8am until?
 - Michelle will advertise the yard sale in the Frederick Post on June 3rd & 4th

Next Meeting

TBD, July 2010 in the Copperfield Park

Adjournment

Motion to adjourn was made by Angie Wanger at 7:33p.m., which was passed unanimously.