

**Copperfield Property Owners Association  
Board of Directors Meeting  
December 7, 2012**

The meeting was called to order at 1:33pm by Jim Cooper.

Present: Jim Cooper, Chris Saretsky, Biagio Simone and Ray McDermott. Denis Riley was absent from the meeting. Also in attendance: Sharon Lockamy and Angela Walker from TCB Property Management.

Minutes of the October 26th meeting minutes were read by Biagio Simone. Jim Cooper stated that there was an error in the spelling of his last name. Ray McDermott made a motion to approve the minutes. Chris Saretsky seconded the motion and the motion was passed unanimously.

**Committee Reports:**

Treasurer's Report—No report was read.

Manager's Report—No report was read.

ARC: Chris stated that an ARC application was submitted by Mr. Gary Neff regarding the changes to his original roof replacement application, and the revision was approved by the ARC.

Landscape: Common Grounds—Ray McDermott proposed that TCB contact Southern Greens Landscaping to replace the missing stakes in the Tract G and Dry Lake area. He also suggested that a board member be present to ensure correct placement of the stakes.

Ray McDermott also reported that the north side storm water drainage area pipe is settling and has a crack that needs to be repaired. Ray McDermott asked that TCB contact Southern Greens Landscaping to submit a proposal for the needed repairs.

Old Business: Jim Cooper asked if TCB would send a Final Notice letter to the homeowner regarding capping off the Copperfield irrigation sprinkler heads at 1800 Abbey Ridge on January 1, 2013 as stated in a certified letter sent to the homeowner in August.

New Business: The contract for TCB Property Management was signed by Jim Cooper.

Willard Leister submitted receipts to the Board for the replacement of non-working Christmas lights. Ray McDermott made a motion to reimburse Willard Leister \$68.85 for Christmas lights; Biagio Simone seconded the motion. The motion was passed unanimously.

Comments from members: Willard Leister stated that he has obtained the Copperfield community plans on CD. The Board asked if he would make 3 copies for ARC and management use.

Next meeting to be held: January 15, 2013 at the Health Center.

Biagio Simon made the motion to adjourn the meeting at 3:30pm, and Chris Saretsky seconded the motion. The motion was passed unanimously.