

**Copperfield Property Owners Association
Board of Directors Meeting
September 17, 2013**

The meeting was called to order at 7:02 p.m.

Present: Chris Saretsky, Denis Riley, Ray McDermott, Jim Cooper, and Biagio Simone. Also in attendance: Will Leister, Steve Saretsky and Angela Walker.

Minutes of the August 20, 2013 meeting were reviewed by the Board. Biagio Simone made a motion to approve the minutes; Ray McDermott seconded the motion and the motion was passed unanimously by voice vote.

Treasurer's Report:

Denis Riley provided the Board with an updated Accounts Receivable report summary, spreadsheet and reviewed the current status of past due accounts. A copy is attached to these meeting minutes.

Dennis Riley provided the Board with a proposed budget spreadsheet and explained the need for the increase of maintenance fees from \$44.75 to \$55.00 for the 2014 Budget Year. A copy is attached to these meeting minutes. Biagio Simone made a motion to except the proposed budget for 2014; Denis Riley seconded the motion and the motion was passed unanimously by voice vote.

Manager's Report:

Angela Walker provided the ongoing property violation report to the Board.

Committee Reports:

ARC & ARCC – Chris Saretsky stated that the ARA had nothing new to report. ARCC report was provided and a copy of this report is attached to these meeting minutes.

Landscape Committee Report:

Ray McDermott stated that there are no new landscape items to report.

Ray McDermott reported that there is a vacancy on the Architectural Review Committee. A motion was made by Ray McDermott to appoint Rita Di Lauri onto the Architectural Review Committee; Biagio Simone seconded the motion and the motion was passed unanimously by voice vote.

Old Business:

The Architectural Review Committee provided the Board with their review and recommendations for the possibility of allowing white fencing within the Copperfield community—a copy of which is attached to these meeting minutes. Summary: The Committee

does not recommend allowing white fencing within the Copperfield community. The Board felt there was no further information or action needed regarding this matter.

New Business:

Ray McDermott spoke briefly regarding Solicitor Activity within the Copperfield community. Management offered suggestions on how to handle solicitor issues until further action could be discussed with Attorney Brian Hess at Clayton & McCulloh.

Homeowner Steve Saretsky stated that trimming of the pepper trees is needed again soon. Ray McDermott reported that Southern Greens Landscaping has the trimming scheduled for the first of October 2013. Management will follow up with Southern Greens Landscaping on this issue.

Ray McDermott gave a summary regarding collection procedures and collection costs discussed with Wendy Herkenratt of Clayton & McCulloh. Management reported that Renae has provided Clayton & McCulloh with the requested information so that recommendations could be provided to the Board.

Ray McDermott announced that Clayton & McCulloh has submitted their preliminary review of the Association Governing Documents. The Board asked Management to contact Brian at Clayton & McCulloh to arrange a meeting to discuss their findings as included in their document review package.

Adjournment:

Motion was made by Ray McDermott to adjourn; Biagio Simone seconded the motion and the motion was passed unanimously by voice vote at 8:24 P.M.