

Copperfield Vistas Homeowners Association

Board of Directors Meeting Minutes

February 12th at 7:00 pm MT
West River Electric Community Room and Remote

Approved

Called to Order @ 7:10 pm

Boards Members Present: Todd Pierce, Grant Herbener, Shawn Goebel, Krysta Goebel

Board Members Absent: Travis Tucker

Invited Guests Present: Property Managers Rachel Crow and Steve Wagner

Actions: It was moved seconded and unanimously approved to:

- Approve Agenda – approved
- Approve Prior Meeting Minutes
 - Written Action of Oct 23 accepting ACE PM contract, banking authorities, and document release
- 2023 Financial Review and Prelim 2024 Budget subject to following:
 - Email bank statements to all Board members
 - Budget developed and approved
 - Increase Park Assessment Fee to 300 dollars beginning April 1st - approved
 - Per Covenants, dues are for calendar year with collection due date of end of February
 - Consideration of 16 Existing Liens is paid promptly
 - Travis - \$10,000 payment on loan would save the HOA almost \$4,500 - approved
 - ACE PM 9-2023 to 9-2024 Service Contract - approved
- HOA Management Items
 - Updated Website Review – make recommended changes and remove Board member email addresses
 - Applicable Covenants – 2008 version
 - Covenant Enforcement Policy – approved - review at the annual mtg, post on website, and begin enforcing
 - Confidential Covenant Compliance Request - approved - post on website after review at annual meeting
 - Check on sump pump drainage
 - Approval to file the annual report to the Secretary of State – approved for Rachel to file the annual report
- 2024 Annual Meeting Agenda and Plans
 - Steve will send draft documents
- Other items
 - Trash cans at the park

Next Meeting Date:

- Immediately following the 2024 Annual Meeting

Adjourned