

Copeland Townhomes

Annual Meeting 06/04/2025

The annual meeting of Copeland Townhomes Condominium Association was called to order at 6:00 p.m. by Diane Norden.

Roll call by sign in was reviewed and shown to provide a quorum. In addition, several proxies were represented.

Proof of notice of the meeting, dated 04/30/2025, was provided.

Previous minutes from the annual meeting, dated 03/19/2024, were reviewed. Aria Andrews voted to approve and Richard Treiber 2nd.

Financials were reviewed and discussed. Insurance rates went up but Green State offers the most competitive rates so we will stay with them. Additional electrical expense to repair the streetlamps and install security cameras. The reports were approved.

Old Business:

- The fence was damaged by Bunting Construction during snow removal. We received a reimbursement check for the cost of repairs.
- It appears that most folks are picking up after their pets, which is very much appreciated.
- HOA fees were discussed. It was decided by all present that fees would be raised to \$150.00 beginning July 1, 2025. This is still lower than most HOA fees and with expenses continuing to rise we need to have additional funds.

New Business:

- Security cameras were installed on the North side to show all of the backyards, both sides of the fence, and the lane from the entrance.
- New lawn care company is Cutting Edge Lawn Care. After cutting ties with the former lawn care company, we will ask Nathan with Cutting Edge to finish placing the sod to cover the downspout tiles that were not completed.
- Some of the downspout extensions are not staying attached. We will assess each one and come up with a solution to keep them in place.
- Some of the outlets outside the front doors are loose. Sherrie mentioned this as well as her light not working. We will have an electrician come to check this and make any repairs.
- The trees along the sidewalk on the north side need trimming. Will ask Nathan if he can take care of that.
- Dryer vents are scheduled to be cleaned in the next couple of weeks. If anyone is unable to be at home, they can contact Lee to help with access to their dryers.
- Nate Moore will be contacted to clean the gutters but we're leaving the entryway cleaning to each homeowner.
- Will check on cost of motion lights on outside of homes.

Election of Directors:

Cathy Clemens, Diane Norden and Toni Rogers are remaining as Board of Directors. Aria Andrews and Richard Treiber have also agreed to be Board Members.

No further business was discussed. Meeting was adjourned at 7:01 p.m.