

**The Cabins at Copperhead Property Owners Association, Inc.**  
**Meeting of the Board of Directors via conference call**  
**February 17, 2020**

Roll Call -Those present: Rob McCutcheon, President, Barbara Trentham, Secretary/Treasurer, Dean Garritson, Member-at-Large, Tim Clancy, Member-at-Large, Michelle Evans, Declarant and Member-at-Large.

The Meeting was called to order at 6:02pm EST

Michelle Evans moved to waive a reading of the minutes from the last meeting; Tim Clancy seconded the motion. All present were in favor, and the minutes were accepted as submitted.

**Old Business:**

Drainage Issues / Remediation project

Excessive rainfall over the past two months has delayed the commencement of the drainage project which was approved at the Annual Owners' Meeting in December 2019. However, the pothole that had formed in the roadway in front of Cabin 59 has been patched and repaired. A gravel base was laid, and the asphalt patched, which seems to have rectified the problem.

WiFi issues

As of this week, the WiFi equipment on the front side tower (located in front of Cabin 28) has failed. At the last Board meeting, held December 7, 2019, the Board approved an equipment upgrade project to the property wide WiFi system. The equipment has been ordered by the company contracted to perform the upgrade, some (but not yet all) of which has been received. The plan is for the company to go ahead and replace the failed equipment first and complete the rest of the project when the remaining equipment has been received. The goal for completion is February 29,2020. Current expectations are that the goal will be met by no later than the middle of March.

**New Business:**

Fence repair

During a bad storm in January, a portion of the privacy fence at the front of the property was blown down. Some trees were also blown down during that storm and had to be cut down and removed. Michelle Evans stated that she has gotten a quote for the repair of the fence, and materials have been secured. The work will be completed when weather permits.

### Garage size concerns

One of the cabin owners has expressed a concern over the POA's ability to approve a larger garage without amending the covenants of the Association. The Board has taken this into consideration and will continue to discuss this with the Architectural Review Committee.

### Owners' Weekend 2020

The dates have been set for the 2<sup>nd</sup> Annual Owners' Weekend. This year's dates are July 24-26<sup>th</sup>. Details regarding plans, schedules, etc. will follow. Owners in the rental program are encouraged to reserve their cabins as soon as possible.

### Financial update

Annual Association Fees were due January 31, 2020. A number of owners have not yet paid; everyone is encouraged to get this done as soon as possible. Effective February 15, a late fee of \$100 was assessed to unpaid fees.

Expenditures to date in 2020 include:

1. \$2,200 paid for pothole/road base repair and asphalt patching
2. \$5,000 deposit paid for WiFi upgrade
3. \$900 paid for tree removal due to storm

The floor was opened for questions from owners. None were forthcoming; Bob Depner mentioned that he was very pleased with the road repair.

With no further business, Rob McCutcheon moved to adjourn the meeting at 6:14pm. Barbara Trentham seconded; all present were in favor.

Submitted by Barbara Trentham, February 20, 2020