



Copper Creek Homeowners Assoc.
Annual Meeting – March 1, 2026

Board Members Present: Peter Gavin, President; Joel Kelsey, Treasurer; Clare Scruggs, Co-Secretary.

The meeting was called to order by Board President Peter Gavin at The Jones Center, Room 260 and approved by Eliane Cheney. 14 households were present.

Treasury Report – Joel Kelsey discussed the financial report and handed out the HOA income and expenses for 2025 – see attached. 45 houses still owe dues with an update on the Hud House. Joel contacted the foreclosure company and informed them that the payments on this home are 3 years behind. All houses that are sold in Copper Creek must have a form, By Laws and Covenants for closing making sure all dues are paid and fobs are given or returned.

2025 Improvements and Repairs

Pond Lighting – the pond is on and working well. It is set to light from dark to dusk. The sprinkler is fixed and working.

Pool House Repair – 3 stucco holes were repaired in 2025. Another stucco hole has been found and will need to be repaired in 2026. The neighborhood will purchase a sound machine to keep pest/animals away from the surrounding pool area.

Tennis Court – Mechanism was fixed so that only people with a fob could enter the courts. Money has been designated for 2026 and scheduled for a re-do.

Sidewalk trip hazards fixed by the City of Fayetteville.

2026 Improvements and Repairs

Water Retention Ponds – The city of Fayetteville has been notified that water should be stopped for the Bluestone retention pond. The Peppermill retention pond is in good shape. The board will continue to work on this so that we can take care of that area.

Website – The Copper Creek website at www.coppercreeknwa.com is still operated by Wendy Cathey. The Board will pursue continuing with Wendy or finding other arrangements.

Pool Lounge Chairs will be purchased, and the table and chairs in the area will be powder coated.

The board will solicit insurance for the neighborhood and officers. Joel Kelsey has already received a lower bid to save \$1,359.00.