

Coppergate

MEETING MINUTES

25 September 2025 // 7:00 PM

ATTENDEES

- | | |
|-----------------------|---------|
| • Mike Myers | Lot #33 |
| • James Turley | Lot #20 |
| • Pam Westlake-Turley | Lot #20 |
| • Doug Jarvis | Lot #20 |
| • Cindy Heffner | Lot #57 |
| • Robert Oxley | Lot #46 |

MEETING INFO

The meeting was called to order by HOA president, Doug Jarvis, and a quorum was present. The last board meeting was April 24, 2025 and the next meeting will be held Thursday, January 15th, 2026 at 7:00PM.

AGENDA

Treasury Report

- Revenue/expense projections are on track. The 2025 budget has slight modifications. Possible new expenses for water feature maintenance.
- There remains 8 lots that are delinquent on their 2025 dues. The total amount delinquent is \$2015.00.
- A Venmo account is being considered to help facilitate the payment of dues by homeowners that do not want to pay with check or cash.

New Maintenance Plan for Retention Pond Water Features

- A new plan will be needed in regards to keeping these functioning in the coming year.
- A provider will need to be found and potential costs budgeted.

Front Sign Letter Missing

- A fix and/or replacement for the missing sign letter will be found.

Street Light Fixtures

- Some light fixtures throughout the community have been repaired. The board is in discussion with IEP and Elkhart municipalities regarding funding for eventual lamppost replacements with LED fixtures.

Social Committee

- The social director position remains open. If anyone would like to step in, please contact one of the HOA board members.

Theft in Front of Community

- There was a theft reported in the front of the community. It was mainly food items out of a garage refrigerator. For your safety please keep an eye out for unusual people or activities in the neighborhood.

ONGOING INITIATIVES

- **Please be mindful of maintaining these areas to maintain a beautiful community:**
 - Trash containers out of visible sight.
 - Keeping the Riverwalk and other common areas free of trash.
 - Regular yard maintenance.
 - Removal of debris from trees from sidewalks (also removal of the tree if it is dead).
 - Keeping homes clean of visible mold.
 - Please make sure any cars parked on the street are licensed and driveable.
- **Please be attentive of the posted and enforced speed limit** when driving in the community for the safety of everyone, especially children.
- As the colder months approach, please remember it is the homeowner's responsibility to **keep their sidewalks clear of debris, snow, and ice.**

Also to maintain and repair any uneven surfaces. Please consider helping a neighbor if needed.

- **Dog owners**, please be mindful of your pets and don't leave them outside, barking for extended periods in the evening hours. Please also pick-up any waste when walking them.

SERVICE PROVIDERS FOR THE COMMUNITY

We will be adding a section to the website that has a list of service providers that members of the community have used and recommended. You can find the list here - www.coppergateelkhart.com . If you would like to have a provider added to the list please contact a member of the board.

NEXT MEETING INFO

The next meeting will be held Thursday, January 15, 2026 at 7:00PM. The location is First Brethren Church across Goshen Road near the Coppergate entrance. Please join us at the next meeting and provide your input.

HOA BOARD MEMBERS

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|------------------------|-----------------|
| • Doug Jarvis | President |
| • Mike Myers (Interim) | Vice President |
| • -OPEN- | Social Director |
| • Cindy Heffner | Treasurer |
| • Robert Oxley | Secretary |
| • Ed Mckibbin | Ad-Hoc |

-Douglas Jarvis