



Meeting Minutes

Meeting Name:	Open Board Meeting		
Date:	04/19/2018	Meeting Type:	Board Meeting
Start & End Time:	6:00pm	Meeting Location:	920 Black Creek Copperopolis, CA 95228

❖ Pledge of Allegiance

Board Members Present:

X	President - Ryan Oatts	X	Treasurer - Mike Butterworth	X	Director - Jack Cox	
X	Vice President -Doug Oliver - Late	X	Director - Jay Brands			

- ❖ **Approval of Prior Minutes:** March 22nd Board Meeting Minutes & April 4th ETC Meeting Minutes - **Approved, 4-0 VP late and wasn't here for vote.**

Open Forum: Lot 303, Sally Low

Ms. Low stated that we need a code enforcer.

Jack Cox stated that she should contact Calaveras County Chief Building Official Ed Short.

Ryan Oatts added that when we hire a Compliance Officer they will work with the County.

Director Reports:

President Ryan Oatts told the Members that Board elections will be in August 18, 2018. The positions held by Ryan Oatts and Mike Butterworth will be open. The ramp is complete and has been set up for a possible future extension. Ryan discussed the work that Mike Butterworth has done over the last two years to bring the budget up to date and complete each month. Ryan noted that Jay Brands has taken the Secretary position and is working with the office. Ryan added that Jack Cox has overseen the new website, and that it is up and running. He has also been working with the accounting and management firms.

Vice President Doug Oliver no report at this time

Treasurer Mike Butterworth reported on the Revenue and Expenses, and the Financials. He included information on the cost of the Ramp, which is \$127,225.75 This included \$15,000 in Engineering and Permits. Mike highlighted that due to the very poor conditions of the existing ramp there were additional engineering, labor and material costs to completely replace the ramp, as it had to be done this year. Mike Butterworth reported that there is \$565,000 in reserves. The ramp and new truck will come out of the reserves, as funds from the operating budget were used. Mike discussed the accounts, and the recent activity. He stated that there was a \$4,000 discrepancy, which he was working on with CID Consortium. The new Chevy Silverado pickup truck has been purchased. Mike discussed the Assessment Fee status. Those that have not paid are being unfair to those that have paid. There is currently about \$149,000 outstanding. Some are in arrears for past years.



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Approximately 280, or 14%, haven't paid. We are following up on contact information. Those that are in arrears will be taken to small claims court. Mike Butterworth asked that the Association purchase a low-cost computer, capable of making Power Point and other presentations. A motion was made and **Approved, with a \$750 limit, 5-0**

Secretary Jay Brands reported that a maintenance worker had been hired. Kiva applications were still being sought.

Director Jack Cox stated that our goal is to increase publicity and participation. We will be using the website to assist the community in working together. Melinda Geisness and Aaron Green have been trained in working with the new website. Jack reported that the roundabout approved by the Association, at Copper Cove and Little John, will be constructed in the next year or two.

Doug Oliver asked that we recognize Jagger, the Assistant Maintenance worker for his service. He will be going into the Army. Ryan Oatts noted that there have been more break-ins lately. People should be aware and take precautions. Jack Cox noted that we can use the website to send pertinent information to Members. Jack Cox stated that the CC&R's need to be redone. We will have Member input. They will be up to date. We hope to have them done in 60-90 days. The Members will vote on them and we need majority approval (50%+1). The Board will interview 3 firms, and the Board will vote on and choose one. A Member asked if the cost is in the budget. The Treasurer replied that Legal Fees are in the budget.

Office Report: Melinda Geisness, Office Assistant, had no report.

Maintenance Report: Maintenance Supervisor Aaron Green said that we need more Kiva worker applications. A couple of oleanders have been cleared out along the fence at the exit driveway for better visibility on exit. Landscaping is ongoing.

Committee Reports:

The Equestrian Committee has been placing signage.

Melinda Geisness reported on the Hill Billy Picnic to be held on July 14th.

Mike Butterworth noted that Committee minutes are on the website.

New Business Items	Assigned Director	Agenda Topics
	President - Ryan Oatts	Gym Equipment - Ryan Oatts discussed the gym equipment, stating that the treadmill and elliptical were both not working. After research, a commercial grade treadmill had been found for \$2,599, and an elliptical had been found for \$2,495. Oatts made a motion, seconded by Doug Oliver, that the equipment be purchased. The Board approved the motion 5-0.
	Vice President – Doug Oliver	5-month road map of project with due dates - Doug Oliver spoke about a decision the Board had made to generate a five-month calendar. It will be a road map of projects, with due dates for the new CC&R's, By-Laws, and Architectural Control rules. Mike Butterworth asked that



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		<p>the possible ACB changes be sent to the members. Jack Cox noted that we will need to get Members input.</p> <p>Doug Oliver told the Members that the Board is looking into how the Association's Financial information can be accessed on a secure webpage.</p> <p>As of now, the Board's intention is to contact Attorneys with HOA experience in CC&R's and By-Laws by May 15th. We will have a grading process to score the candidates. Jack Cox said we will contact Law firms next week (4/23-4/27/18). The scope of work will be identified by May 15th.</p> <p>In response to a question, it was noted that the 2018 annual HOA Member meeting will be held August 18th. Ballots will be mailed by July 18, 2018.</p> <p>The ACB's will be done after the CC&R's and By-Laws. The documents will be created by June, at which time the Members will be asked for their input.</p>
	Treasurer – Mike Butterworth & Vice President - Doug Oliver	Accounting Methods - Mike Butterworth discussed a difference of opinion between Consortium CID and Clendenin, the HOA accountants, on the accounting method(s) being used. It has been decided to finish the 2017 tax year with the pat accounting methods. The new practices and methods used by CID Consortium will be used for the year 2018 and going forward.
	Director – Jack Cox	Management Training with CID Consortium.

An emergency item was brought up regarding the Maintenance Building/Garage roll up door. Ryan Oatts made a motion, seconded by Jay Brands, to discuss the item. Doug Oliver made a motion, seconded by Mike Butterworth, to contact a minimum of 3 door companies, with the intention of getting bids as soon as possible, with a maximum of \$2,500. **It was approved 4-1.**

Meeting Adjourned 7:35pm

X

Jay Brands
Copper Cove Secretary
