



COPPER COVE ASSOCIATION

Meeting Minutes

| | | | |
|-------------------|--------------------|-------------------|---|
| Meeting Name: | Open Board Meeting | | |
| Date: | 03/22/2018 | Meeting Type: | Board Meeting |
| Start & End Time: | 6:00pm | Meeting Location: | 920 Black Creek Copperopolis, CA 95228 |

❖ Pledge of Allegiance

Board Members Present:

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

- ❖ **Approval of Prior Minutes:** 1/18/18 Board meeting, 2/15/18 Board meeting, 1/18/18 ACB, 2/12/18 Events, 2/7/18 & 3/7/18 ETC.

Vote to approve: 4/0/0

- ❖ **Open Forum:** Lot 702, Jack Forkner inquired about the ACB rules update. Jack Cox stated that will be done as the CC&R's, Bylaws and ACB are updated. Doug Oliver asked that the ACB updates be given to Doug for the next ACB committee meeting. Forkner reminded the Board of the requirement that Executive Session Minutes be accessible to the members of the HOA. Jay Brands stated that he would make sure that was done. Jack Cox added that the website will have that.

Director Reports: Vice President Doug Oliver gave an update on the boat ramp improvement at Kiva.

Treasurer Mike Butterworth reported on the Revenue and Expenses, and the Financials. He included information on the cost of the Ramp, which was close to \$100,000. This included \$15,000 in Engineering and Permits. Mike Butterworth discussed a difference of opinion between Consortium CID and Clendenin, the HOA accountants, on the accounting method(s) being used. The Reserves are at about 60%. There was a discussion about the reserves, and whether 60% is adequate. It was stated that it is adequate. The decals for boats launching at the Kiva boat ramp will cost \$40.

Director Jack Cox discussed improvements and upgrades being done with and for our HOA.

He stated that:

1. The DBA, "Copper Cove Association", is in place.
2. He stated that the roundabout at Copper Cove and Littlejohn, which will be built by Castle & Cook, is a net positive step.
3. We will have new signage at the various entrances to the Copper Cove HOA, as well as at Black Creek and Copper Cove, at the Black Creek Park.
4. We will be looking for attorneys with expertise in HOA's, to assist with rewriting our CC&R's.

Secretary Jay Brands stated that he would be working on Job Descriptions for the HOA employees.

- ❖ **Office:** No report

Maintenance Reports: Aaron Green reported on:

1. The restroom updates.
2. The 10' fence extension at the Kiva recreation area.
3. The ramp demolition and improvements., including the erosion under the old ramp, the prep work that need to be done, the 5'x2-1/2'x2-1/2' interlocking concrete blocks used as the foundation for the ramp, and the concrete poured in place, to finish the ramp properly. The ramp is now designed to accommodate a 35' boat/trailer.



COPPER COVE ASSOCIATION

4. Aaron reported on the outside improvements project at Black Creek Park. Bathrooms were upgraded. The concrete cost \$700. There were landscaping upgrades and new installation of landscaping, with the help of HOA members

Committee Reports:

1. **The Equestrian Committee** reported that signs are up along the trails.
2. **The ACB Committee** recommended a roof variance (3" in 12") be granted. On a motion by Jack Cox, seconded by Mike Butterworth, the variance was **approved 4/0/0**.
3. **Events Committee**, Melinda Geisness reported that the Valentine's Dance should be opened to all ages next time. The April 7th Spring Event was cancelled. There will be a summer event July 14, 2018. It will have all the particulars scheduled for April, except the Easter Egg Hunt.

| New Business Items | Assigned Director | Agenda Topics |
|--------------------|--|--|
| | Vice President – Doug Oliver | Ramp Update: The demolition and reconstruction have been successfully completed. The ramp will be opened on April 2, 2018, to allow the concrete to cure. |
| | Director Jack Cox & Treasurer Mike Butterworth | Purchase of HOA truck: Dir. Butterworth reported that the HOA "truck is dead.". Both the engine and the transmission need to be rebuilt or replaced. In light of that, the Directors had asked for and gotten bids from three manufacturers: Sierra Motors (Chevrolet Silverado), Central Valley Chrysler Jeep Dodge Ram (1500 Express), and Ford (F150). The Silverado was priced the best and came with the tool boxes required, already installed. After discussion, on a motion by Mike Butterworth, seconded by Jack Cox, the purchase of the Chevrolet Silverado, at \$30,562.36, Vote to approve 4/0/0 . |
| | Director Jack Cox | Website: spoke about redoing the website, using a company that does much business locally |

Meeting Adjourned 7:10pm

X

Jay Brands
Copper Cove Secretary