



# COPPER COVE ASSOCIATION

## Meeting Minutes

Meeting Name:	Open Board Meeting		
Date:	07/19/2018	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	X	Director - Jay Brands			

### ❖ **Approval of Prior Minutes:** June 21, 2018 Meeting Minutes

- ❖ **Open Forum:** Ken – Lot 543 Ken stated that there is no parking at the Kiva docks on holidays. He recommended that we allow parking for the boat parade participants on July 4th. Mary – Lot 838 If someone is building without a permit, what do we do? Response: If there is no county permit, call county Building Compliance. You also may call the CCA office with the concern. Doug Oliver added that when the CC&R's are done, we will visit the ACB's.

- ❖ **Director Reports - Ryan Oatts** gave congratulations to Melinda, Aaron, and the Equestrian Board for the success of the Hill Billy BBQ.

Ryan and Doug Oliver passed on their Director Reports.

**Mike Butterworth** reported that the accounts balanced. He followed with a report on Petty Cash and the other accounts. Mike noted that documents such as Minutes and Agendas are now available on the SacWeb site. He also reported on the reserves, which show a good balance. The 2017 Financial books have been approved by the CPA. There are now 188 members delinquent. The Board has been pursuing the delinquents vigorously, shown by the drop-in delinquents from the recent count of 350. A member suggested we show more grace to those delinquents. Take more steps in the collection process and take away more benefits. Mike told her to have those who come to her call him, as they can set up a payment plan. Doug Oliver pointed out that CID can't approve payment schedules. Jack Cox noted that we need a Manager, which gives consistency to our responses. Mike told the Members that he wants the Board to be kept abreast of vendor data and has set up an Excel spread to track them.

**Jack Cox** stated that there are pictures of the BBQ on the CCA Website. We had 300+ people attend, with everyone enjoying the food, and the kids enjoying the slides and pony rides. Jack added that he is feeling a new attitude in the HOA, and hopes the Members do, too. He has been assisting with the issue New Melones is having with the state

- ❖ **Office:** Melinda on vacation no report
- ❖ **Maintenance:** No report



# COPPER COVE

## ASSOCIATION

### ❖ Committee Reports:

**Events** - Aaron Green, Maintenance Supervisor told the Members that 237 people signed in, with any of the late arriving attendees not signing. There were 12 assistants that helped with all the different parts of the BBQ. It came in under budget. Aaron gave special thanks to cooks Ken Guttman and Denise DeMartini.

**Tree Committee** - Seven trees have been planted for a total of \$998, including equipment. Doug Oliver made a motion to direct staff to create a tree budget, seconded by Jack Cox, **passed 5-0**.

**Kiva Report** - We have lost one staff and have a new employee. Mike Butterworth asked about the 3 replacement lights. Aaron said that they are brighter but not much better for the cameras. Jack asked about the new signage. Aaron said that nothing has been done. It was suggested that a solar light be installed at the pedestrian gate

New Business Items	Assigned Director	Agenda Topics
	President – Ryan Oatts	Revisit camera upgrades
	President – Ryan Oatts	ADP Workers Comp - Our annual Workers Comp. Insurance in the amount of \$3,192 is due. A motion was made by Ryan Oatts and seconded by Doug Oliver to pay the bill and stay with ADP, <b>passed 5-0</b>
	Director – Jack Cox	CC&R's - Jack Cox spoke about the effort to produce new CC&R's and By-Laws. We need an attorney with HOA experience. He interviewed 2 attorney firms, Inman, and Baydaline & Jacobsen. Jennifer Jacobsen, of Baydaline & Jacobsen, sent a letter and recap of the process needed to produce a new, legal, timely, set of CC&R's and By-Laws. She made a special point that the members needed to be, and would be, included in the process, with member meetings on specific issues, to gather input from the members, and to make sure they are included in all steps. We will need 50% + 1 approval by the Members. The Board must approve the choice of Attorney. A member asked what keeps the rules from changing. Once new CC&R's are approved, they will be in place until a similar process is followed. This Board is also putting in place systems to insure the continuity of the HOA. We are also discussing ongoing training for the Board. A motion was made by Jack Cox and seconded by Doug Oliver to approve Baydaline & Jacobsen to rewrite our CC&R's and By-Laws. Mike Butterworth stated that the proposal contained a \$12,00015,000 budget, <b>passed 5-0</b> .



# COPPER COVE ASSOCIATION

## Emergency Items:

- 1) A motion to add \$25,000 to the payroll budget for the next 3 months, **passed 5-0.**
- 2) A motion was made by Ryan Oatts and seconded by Doug Oliver to mail the Annual Financials (2017) to the Members next week, **passed 5-0.**
- 3) A motion was made by Ryan Oatts and seconded by Jack Cox to direct CID to use small claims court for delinquent accounts, **passed 5-0.**
- 4) A question regarding lights was tabled.
- 5.) Ryan Oatts brought up the Kiva rules, and recent problems with drugs and alcohol. After discussion, and input from Members the July 20, 2018 revised Kiva rules were **approved 5-0.**

**Meeting Adjourned 8:12pm**

X

---

Jay Brands  
Copper Cove Secretary

---