



COPPER COVE

ASSOCIATION

Meeting Minutes

Meeting Name:	Board of Directors Meeting		
Date:	10/18/2018	Meeting Type:	Open
Start & End Time:	6:00PM – 6:51PM	Meeting Location:	920 Black Creek Copperopolis, CA 95228

Board Members Present:

X	President - Ryan Oatts	X	Treasurer - Mike Butterworth	X	Director - Jack Cox
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- ❖ **Approval of Prior Minutes:** September 20, 2018 BoD Meeting Minutes were approved 3-0.
- ❖ **Open Forum:**
 - Ralph Copeland Lot # 2158 – Expressed his concern with the liability of security personnel being involved in code enforcement.
 - Russ Thomas Lot # 0407 – Explained that he is trying to make himself more interactive for CCWD with Copper Cove Association members.
- ❖ **Manager Report:** Aaron Green explained that he is learning about the governance of associations with the help of CID Consortium consultants and explained the new roles of the current maintenance staff.
- ❖ **Director Reports:**
 - Mike Butterworth went over the financials and pointed out that all financials are available on the Sacweb owner portal.
 - Jack Cox talked about the proposal for a second entrance to the Tuscany Hills development. This plan is separate from the traffic circle and its intention is to help ease the traffic on Little John Road to the new homes being developed.

New Business Topics

Living Holiday Tree Proposal – The tree committee had proposed three different plans for setting a holiday tree in the new grass area. The 10' tall Blue Spruce plan was approved by a 3-0.

HVAC System Replacement – A proposal from Douglas Heating and Cooling for the full replacement of all comfort systems at the Black Creek Clubhouse was approved by a 3-0 vote.

- ❖ **Next Board Meeting:** Set for November 15, 2018 at 6:00PM located at the Black Creek Clubhouse.

X

Jay Brands
Copper Cove Secretary