

November 16, 2018

**Minutes of the Copper Cove Association
Board of Directors Meeting**

Present: President Ryan Oatts, Vice President Doug Oliver, Treasurer Mike Butterworth, Director Jack Cox, Secretary Jay Brands
Ryan Haney from CID Consortium was in attendance.
Meeting Called to Order at 6:00 PM by Ryan Oatts.

The President led those present in the Pledge of Allegiance.

Minutes

October 18, 2018 Minutes approved unanimously (5-0).

Open Forum

Owners of Lot 2196: Bill and Judy Miller inquired about building a funicular/tram from their house to the lake. Jack Cox asked if Emergency Services would have free access to it. They answered, "Yes". Their cost was estimated at \$80,000. Doug Oliver stated that he would meet with the Miller's and go over their paperwork after the meeting.

Owner of Lot 2196: Laurie Leone, 2451 Canoe (at Choctaw) stated that she has a new next door neighbor. There is no house on the property, no ground has been broken, and there is no construction at all. What he is placing on the property is "junk", consisting of various materials and equipment, which is not allowed. She was advised by the Board to contact the Calaveras County Building Department, which would look into the situation, and take appropriate action as required.

Director Reports

Treasurer Mike Butterworth reported on the month's income and expenditures, stating that the bank accounts and assets were being properly used and accounted for. There is about \$610,000 in the bank accounts.

Director Jack Cox told the Members that the law firm, Baydaline & Jacobsen LLP, has delivered a first draft of the CC&R's and By-Laws. There will be open forums for the Member's input and questions, which will be considered in creating the new CC&R's. President Ryan Oatts reported that the Christmas tree is up.

Vice President Doug Oliver had no report at this time.

Secretary Jay Brands had no report at this time.

Office and Maintenance Reports:

Aaron Green, Manager, reported that a 10 foot Christmas tree was up. The new air conditioning system has been replaced with a new one. The system will have no thermostats, but will be self-controlling. It is much more powerful than the old system. A retaining wall is being proposed (under New Business) around the garage/shop, which will make it easier to walk around, and prevent erosion.

Committee Reports:

Equestrian Committee: They presented a request to renew their Charter, and continue with the annual \$3,000 budget. Ryan Oatts made the motion to approve the request, Mike Butterworth seconded the motion. Motion approved unanimously, 5-0.

Jack Cox said that unused trails should be abandoned. Doug Oliver proposed using a working group with the committee. Manager Green was asked to set up a meeting. Doug Oliver made the motion to approve the request, Ryan Oatts seconded the motion. Motion approved unanimously, 5-0.

New Business Items:

1) New Accounting System

Mike Butterworth proposed the change to a new accounting system. The system has been approved by the appropriate Accounting Associations as meeting all requirements necessary for true and accurate accounting. Jack Cox gave an example, comparing the old system, and the new proposed system. Ryan Haney, of CID Consortium, explained the system change. After discussion, Ryan Oatts made the motion to approve the request, Doug Oliver seconded the motion. Motion approved unanimously, 5-0.

2) New Annual Budget

Mike Butterworth stated that the new budget incorporates a 3% increase, with some modifications based on the last year's experience and use. This includes a 3% dues increase, in the amount of \$7.00/year. After discussion, Doug Oliver made the motion to increase the budget by 3%, Ryan Oatts seconded the motion. Motion approved unanimously, 5-0. Doug Oliver made the motion to adopt the 2019 budget, Ryan Oatts seconded the motion. Motion approved unanimously, 5-0.

3) Proposed Retaining Wall

The proposed retaining wall around the garage/shop will make it easier to walk around, and help prevent erosion. The cost is estimated at \$897. Ryan Oatts made the motion to approve the request, Jay Brands seconded the motion. Motion approved unanimously, 5-0.

4) New Club Request

The request for an "Explorer Moms and Kids Group" was set over to the next monthly meeting, so that scheduling and other issues could be defined.

5) Manager Supervision Options

The Board explained the problems with the Board directly supervising the Manager, on a day-in, day-out basis. Two options were proposed. There was extensive discussion, including from guest Ryan Haney, CID. After weighing the proposed options, a consensus decision was made to have the Manager employed and overseen by CID Consortium. This would be at a cost of \$9,150/month, or \$109,800/year. Ryan Oatts

made the motion to approve the proposal, Jack Cox seconded the motion. Motion approved unanimously, 5-0.

6) Emergency Item

Jack Cox requested that he be allowed to bring an emergency item to the attention of the Board. Ryan Oatts made the motion to allow the presentation of the item, John Cox seconded the motion. Motion passed 5-0.

Jack Cox stated that the County had approved a nature preserve to be set up next to Saddle Creek. As part of that agreement, the nature preserve and Saddle Creek would exchange 27 acres between the two properties. This was to facilitate an access road for the Saddle Creek development. The nature preserve had asked the County to allow them to cancel the approved land exchange. The change had been approved. Included in the discussion of the County process, was whether a proper filing of an environmental report was done. A motion was made and seconded to take the CCA Board's concerns to the County Board of Supervisors for an official review of the process. Motion approved unanimously, 5-0.

Meeting Adjourned

At 8:05 PM, Ryan Oatts made a motion to adjourn the meeting, Jay Brands seconded the motion. Motion passed 5-0.

Respectfully Submitted,



Jay Brands
Secretary