

January 15, 2019

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 6:04 PM by Ryan Oatts.

The President led those present in the Pledge of Allegiance.

Minutes

Doug Oliver made the motion to approve November 16, 2018 Minutes, Ryan Oatts seconded the motion. Motion approved unanimously, 5-0. (No December 2018 meeting).

Open Forum

Ralph Copeland Lot # 2158 – Expressed his concern with a statement made on a website and made a comment regarding security.

Director Reports

President Ryan Oatts stated that the Board is working hard on the CC&R's and By-Laws. We will be looking for our Owners input when we hold "town hall" meetings, most likely in April and May.

Vice President Doug Oliver reported that he will be working with the ACB (Architectural Control Board) to get streamlined rules out to the Members, next month.

Secretary Jay Brands exhorted the Members to participate in the town hall meetings.

Treasurer Mike Butterworth reported that he had visited CID. The reporting has been made more efficient. He discussed the Members access to SAC Web, the CID Consortium website. He continued by reporting on the CCA finances, funds, and bank accounts. He finished with the current month's expenditures.

Director Jack Cox announced that the Lions Club Crab Feed is February 2nd, at the CCA Black Creek club house, noting that they hold their monthly meetings there, also.

Manager's Report:

Aaron Green, Manager, reported that the proposed retaining wall and planting of grass there has been completed. It will make it easier to walk around and prevent erosion.

A living Christmas tree was planted.

The new HVAC system has been installed. The system will be operated from a computer, making it easier to use, and more efficient.

A new maintenance worker has been hired. Aaron is working on making the workload more efficient.

As of this date, 49% of the owners have paid their annual assessments. Member cards will start to be issued in the next week.

Jack Cox asked Aaron to find out what the savings would be if members agreed to paperless communications. Jack also noted that the boat stickers are the same size as the State stickers. Jack asked for progress on the new sign that will replace the wood sign by the marquee at the corner of Black Creek Drive and Copper Cove Drive. It will be installed next month.

New Business:

1) Copperopolis Fire Department Bingo Request

See the attached letter from Brian Nolan, President of the Copperopolis Fire District Volunteer Association. Doug Oliver made the motion to approve the Fire Dept. Bingo to use the hall and kitchen on the 3rd Saturdays for 2019. Ryan Oatts seconded the motion. Motion was approved unanimously, 5-0.

2) Weed Abatement

See the attached letter from Steven Deaver, Vegetation Control Manager, Foothill Sierra Pest Control. Manager Green stated that it is unsafe for CCA to do the weed abatement, due to the chemical application. Foothill Sierra gave an estimate of \$6,000 for CCA's 12 acres, and 2 miles of trail. They gave an additional estimate for \$4,000 for the summer abatement and maintenance. Doug Oliver made the motion to approve the \$6,000 for CCA's 12 acres, and 2 miles of trail, excluding the \$4,000 for the summer abatement and maintenance. Ryan Oatts seconded the motion. Motion was approved unanimously, 5-0.

3) Tree Committee Request

See the attached letter from John Howsden. On the advice from the Committee, Aaron recommended option 2, at a cost of \$979. This saves \$1,188 over option 1. Ryan Oatts made the motion to approve option 2, at a cost of \$979. Jay Brands seconded the motion. Motion was approved unanimously, 5-0.

4) Resurfacing the CCA Clubhouse Floor

See the attached letter from A Plus Cleaning Services. Due to the uneven and minimally maintained flooring, Aaron Green had asked A Plus for an estimate to strip the old wax from the V.C.T. flooring in the CCA Clubhouse. They would then apply new acrylic wax to the clean floors, which would restore the shine. The estimate was \$2,142. They included an estimate for \$300/month for one year, which came out to \$3,600. Jack Cox made the motion to approve the \$5,742 total for the restoration and the 1 year maintenance. Ryan Oatts seconded the motion. Motion was approved unanimously, 5-0.

5) Kiva Parking and Shuttle Service

A discussion was held regarding the parking situation at Kiva. As part of that, offsite parking was proposed for cars as well as trailers. There would have to be a shuttle service, for those using the site. After discussion, Doug Oliver made the motion to look into a shuttle vehicle, and liability insurance, with costs that would include the weekends that the service would be offered. Jay Brands seconded the motion. Motion was approved unanimously, 5-0.

6) Operating Funds Transfer

Mike Butterworth stated the need for a \$60,000 transfer, to cover payroll and other costs, from January 1 to June 1, 2019. Mike Butterworth made the motion to approve the transfer of the Operating Funds for the first 5 months of 2019. Ryan Oatts seconded the motion. Motion was approved unanimously, 5-0.

7) Rocky Road Maintenance

There were Member questions and complaints regarding the maintenance of Rocky Road. Ryan Oatts stated that he was planning to go to the meeting scheduled for the next Wednesday. Doug Oliver made the motion for Ryan to attend the Rocky Road meeting. Jack Cox seconded the motion. Motion was approved unanimously, 5-0.

Meeting Adjourned

At 6:47 PM, Ryan Oatts adjourned the meeting.

Respectfully Submitted,



Jay Brands
Secretary