

**March 21, 2019**

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

Present: President Ryan Oatts, Vice President Doug Oliver, Treasurer Mike Butterworth, Secretary Jay Brands; Director Jack Cox Excused  
Meeting Called to Order at 6:00 PM by Ryan Oatts.

The President led those present in the Pledge of Allegiance.

**Minutes**

Doug Oliver made the motion to approve the February 21, 2019 Minutes, Ryan Oatts seconded the motion. Motion approved unanimously, 4-0.

At the request of Member David Kilgore, Lot 777, he was allowed to speak before the Open Forum. His request was to be allowed to host a gaming group of 5- 10 players, on Sunday evenings. They will play board games, from 6 – 10 PM, using the library room next to the office. Mike Butterworth made the motion to approve the request, with Ryan Oatts seconding the motion. After discussion, it was approved 4-0.

**Open Forum**

**1)** Whisnand Lot # 0974, stated that there were several problems with a neighbor, or group of neighbors, with property next to and very close to his property, and other full time residents. According to Mr. Whisnand, they fire guns that sound like they are on automatic. Ryan said that they were probably on semi-automatic, as they can sound pretty similar. When asked, the Member stated that latest incidents were on March 15<sup>th</sup> and 16<sup>th</sup>. He asked about the new CC&R's and By-Laws, and if they would address such incidents. President Oatts said that they would.

**2)** Another problem addressed by Whisnand was the condition of Buffalo Way, and the broken asphalt, that brings the road down to one lane. It is on a curve, and the opposing traffic cannot see each other. The road is part of the Rocky Road system. Ryan Oatts stated that he would be at the next Rocky Road Board meeting, on April 17<sup>th</sup>.

**3)** A third problem addressed by Mr. Whisnand was that the neighbors mentioned earlier race their dirt bikes on the groomed Equestrian and Pedestrian trails. Manager Aaron Green said that the problem is being addressed. Mr. Whisnand also mentioned that the dirt bikes had broken septic risers.

**Director Reports**

President Ryan Oatts stated that all is OK.

Vice-President Doug Oliver did not make a statement.

Secretary Jay Brands discussed the Calaveras County Water District Town Hall meeting held on Tuesday evening, March 19<sup>th</sup>. The District and its officers discussed the work and improvements scheduled for 2020 and 2021. Most of the work would be done in the

summers. The funding is in place, based on fees collected previously. The work will impact O' Byrnes Ferry Road and Kiva Drive, among a few other spots. The CCWD indicated that it will take into account property owner's ideas and experience with past projects.

Treasurer Mike Butterworth told the Board and the one Member in attendance that he didn't get a chance to review the financials, because they came in one day before our Board meeting.

**Manager's Report:** Manager Aaron Green reported on the following items:

Old Items:

- The new staff shirts have been ordered.
- New signs CCA signs have been hung at the corner of Black Creek Drive and Copper Cove Drive.

**New Items:**

- Kiva shuttle service update- A loading unloading zone will be designated in the 2 parking spots nearest the shed. In order to park the vehicle inside the shed some retrofitting will be required. The doorway will need to be enlarged, a fence needs to be taken down, low voltage wire conduit will be relocated underground and the area in front of the doorway needs to be leveled with a 24" retaining wall. Johnnie believes he can complete this task in about 40 hours of labor and just under \$1,000 in materials.

**Office Operations:**

- As of 3/20/2019 there are still 470 or 23% unpaid accounts.
- Rearranged the office, cleaned up loose wires and cleared out old and unused items.
- We have sold 55 vessel decals.
- Angela has been working on scanning documents to PDF for saving past historical and financial documents. All Board of Director Meeting minutes back to 2008 and insurance policies back to 2015.

**Staff**

- I ended up taking off more time than expected for my hand surgery, but Angela kept the office open for normal operating hours while I was out.

**Maintenance**

- Put up 2 short sections of fence near the entrance to the ball field near steep hillsides and drainage culvert.
- Put new feet on the chairs and tables which won't scratch

**New Business:**

- 1) David Kilgore's request had been moved ahead of the Open Forum. That had been passed 4-0.
- 2) Open workshops for the rough draft of the new, updated CC&Rs and By-Laws were discussed. The two dates were set as Saturday June 1<sup>st</sup>, 9 AM-1 PM, and Thursday June 6<sup>th</sup>, 5-9 PM. The Manager will check on the ballots.

**Meeting Adjourned**

All business being completed, President Ryan Oatts declared the meeting adjourned at 7:29 PM.

Respectfully Submitted,



Jay Brands  
Secretary