



# COPPER COVE ASSOCIATION

## Minutes of the Board of Directors Meeting on October 24, 2019

Present: Jack Cox, Bert Soske, Mike Butterworth, Mary Braly

Call to order at 6:00pm

Pledge of Allegiance

Approval of prior minutes

Mike made a motion to approve the minutes of the board meeting on September 12, 2019, minutes of the ETC on September 18, 2019 and minutes of the board meeting on October 2, 2109.

Bert seconded the motion.

Approved 4-0

Open Forum

Lot 333 Oliver – There have been a lot of changes in legislation due to the housing crisis. This is starting to affect governments of any size. The state is allowing numerous types of accessory dwellings on single residential properties. This creates many more rentals. Listed the different types of accessory dwellings and how they can be used. Potentially becomes safety concerns for neighborhoods. Working on revamping the system by staying out of the way as long as builders are following the law and ordinances. Important for everyone to report any unsafe conditions to code compliance. Stressed the importance for all projects that require it to be permitted as it makes things difficult if you ever sell. The current CC&Rs of HOAs could potentially be void depending on the language in them.

Director Reports

Treasurer – Mike made a motion to end the Umpqua operating account at the year's end.

Mary seconded the motion.

Approved 4-0

President – Jack testified at the planning commission regarding the new park on Lake Tulloch.

TriDam is planning on putting in a day use recreation area open to the public on O' Byrnes Ferry Road near the old resort/hotel. Security issues around the lake as well as traffic concerns between highways 4 and 108 were some of the points he brought up. He did this as an individual, not a representative of the Association.

Manager's Report

Aaron talked about the recent power outages along with electrical issues for the main panel to Black Creek Hall and the park. Looking at getting estimates for replacing the main panel.

Explained that the Kiva gate was not working properly after power restoration due to a turkey jumping on the power lines. Looking forward to election results to work with the new Board.



# **COPPER COVE**

## **ASSOCIATION**

### **P&E Trails**

Aaron listed some examples of the encroachment issues for the trail west of Cheyenne from Bear Claw to Brave. Informed the Board that the different options to fix the trails. The most practical would be requesting a prescriptive easement which can be granted by the owner of the property or retain an attorney to file a civil suit and request a judge grant the easement due to “obvious and uninhibited use for a duration longer than 5 years.” The other option would be to take action against each of the twelve property owners and force them to clear the easement.

### **CC&R Revision Update**

The Board decided to table this item for the new Board to review after the election is final.

### **State Laws Affecting Election Rules**

The Board decided to table this item as well.

### **Violation Policy**

Aaron pointed out that the current violation policy is weak at best and unclear how or what to take action on. Our governing documents and civil code require we have a policy to release to the membership each year. The Board decided to form an advisory committee to review all the facility use rules and ACB forms, policies and rules. The committee members are Mary Braly, Bert Soske, Denise DeMartini, Sheldon Toso, Barbara Neville, Nancy Henderson and Aaron Green. They will report to the new Board with their findings and recommendations.

### **Architectural Application Form**

This was rolled into the duties of the Rule Revision Advisory Committee.

Announced that the next meeting would be the Annual Meeting on November 7, 2019.

Meeting adjourned at 7:30pm