



COPPER COVE ASSOCIATION

Board Minutes of the Board of Directors Meeting on November 23, 2019

Present: Mary Braly, Bert Soske, Denise DeMartini, Andrew Bunch, Mike Butterworth

Call to order at 11:13 AM

Before beginning the meeting, Mary explained the speaker cards including time limit.

Pledge of Allegiance led by the Board

APPROVAL OF PRIOR MINUTES:

Denise motioned to approve the minutes from the November 11, 2019 meeting.

Andrew seconded the motion

Further discussion: None

Approved 5-0

Motion carried

OPEN FORUM:

Lot 702 requested information regarding the revenue report. He gave the Board a handout and requested a response before the next Board meeting.

MANAGER'S REPORT:

Aaron and the accounting firm are aware of the errors. Next year some of the line items will be itemized differently. (i.e. Worker's Comp, payroll taxes, etc.) He explained that the report was based on the 2018 Reserve Study. The 2019 report will be used for the report before mailing to the membership. Line 5505 will drop significantly.

DIRECTOR'S REPORTS

Braly congratulated Aaron on passing his first certification and thanked him for all his contributions to the association.

Soske explained that there were several pages of unpaid/delinquent fees under \$30. The Board has been attending multiple meetings. New state laws are coming.

Andrew motioned to approve forgiveness of all unpaid/delinquent fines \$30 or below

Mike seconded the motion

Further discussion: None

Approved 5-0

Motion carried

Denise reported that the Board met with Laurie Harris, Director of Association Management, CID Consortium. Laurie Harris provided an in-depth training for the Board. It was very much appreciated.

2020 BUDGET

Mike went over the budget forecast

Mary motioned to approve the draft budget with the condition the corrections are made, and the figures from the 2019 Reserve Study will be used.

Mike seconded the motion



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Further discussion: None

Approved 5-0

Motion carried

FINANCIAL REVIEW COMMITTEE

Mike explained the new law mandating a Financial Review Committee. The committee will review the Financial reports monthly and report to the Board/Membership at the subsequent Board meeting. Two Board members with one being the Treasurer are required to be on the Committee. Volunteers were asked to participate on this Committee. No one came forward. Mike and Andrew also intend to develop processes and procedures for financial review.

Mary motioned the Mike and Andrew will be on the Financial Review Committee.

Bert seconded the motion

Further discussion: None

Approved 5-0

Motion carried

INSURANCE RENEWAL

This item was tabled. Aaron stated that the policy will be the same with the exception the D & O coverage premium will be increasing by 10%.

ARCHITECTURAL APPLICATIONS

ACC committee has been suspended until such time as a chairperson can be found. ACC will in the future submit recommendations and the Board will have final approval.

Lot 2193 is requesting a variance on an unused trail. Plot plan has been submitted. 20-foot setback will be reduced to 5 ft setback.

Mary motioned to approve the variance with a 5-foot setback.

Mike seconded the motion

Further discussion: None

Approved 5-0

Motion carried

Lot 827 has already had an 18-month development plan approved by the Board. Is requesting approval for a 6 ft cedar perimeter fence.

Mary motioned to approve the 6 ft cedar perimeter fence

Andrew seconded the motion

Further discussion: None

Approved 5-0

Motion carried

Lot 997 is requesting a 1-year extension for container previously approved by the ACC. Has not submitted plans nor started construction.



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Bert motioned to deny the extension. Lot owner must either submit construction plan within 30 days or remove the container.

Andrew seconded the motion

Further discussion: None

Denied 5-0

Motion carried

Lot 615 is requesting permission to install a whole house generator. All proper plans were submitted.

Mike motioned to approve the generator installation

Mary seconded the motion

Further discussion: None

Approved 5-0

Motion carried

ELECTION RULES REVISION

Aaron explained that due to new laws, we will have to have the Election Rules rewritten. Submitted an estimate from the attorney for \$875. Aaron also explained the new election timeline.

Bert motioned to approve the proposed Election timeline as written and pay \$875 attorney fee.

Mike seconded the motion

Further discussion: None

Approved 5-0

Motion carried

NEXT MEETING: December 19, 2019 @ 6:00 PM

MEETING ADJOURNED: 1:05 PM