



COPPER COVE ASSOCIATION

Minutes of the Board of Directors Meeting on December 19, 2019

PRESENT: Mary Braly, Bert Soske, Denise DeMartini

ABSENT: Mike Butterworth

ON PHONE: Andrew Bunch

Call to order at 6:06 PM

Pledge of Allegiance led by the Board

Mary explained the open forum policy

OPEN FORUM: Lot 659 received a letter from Aaron in response to his 18 questions. Member is questioning the number of lots in Copper Cove. Member is questioning the validity of the governing documents that are posted online. Member is imploring the board to revise the governing documents. Member wants to know how to contact the Board.

4-H Club Hall Use Request: VP of 4H introduced the 4H program. Bakery and Pottery groups would like to use the Black Creek hall kitchen approximately 2 times per month. Aaron has already checked with insurance.

Denise Motioned to approve 4-H Club Hall Use Request.

Bert Seconded

Further Discussion: none

Approved: 4-0

Motion carried

APPROVAL OF PRIOR MINUTES:

Bert motioned to approve the minutes from the Executive Meetings on 11/21/2019, 12/5/2019 and Board Meeting on 11/23/2019.

Mary seconded the motion

Further discussion: None

Approved 4-0

Motion carried

DIRECTOR'S REPORTS:

Braly: Reported on governing documents process coming in early 2020.

Soske: none

Andrew: none

Denise: none

MANAGER'S REPORT:

Agenda items:

- Aaron is requesting an agenda item for a policy for distributing documents to the membership.
- Previously identified 1-2 properties in 8A who never paid assessments. Will investigate whether we should try to collect. He has identified 5 more properties. Will speak to the attorney for procedure to collect.



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- Governing docs have gone to the attorney. They are also rewriting the election rules.
- Will try to make one packet with governing docs, rules and regs, policies etc. to save on mailings.
- Explained new election rules
- Resolutions package non-existent. Rebecca is going through all minutes since 1981. Having a difficult time finding some of the supporting documents. Holding off on violations to make sure violations are enforceable. Hopes to have all supporting docs by the end of January.
- Aaron has been meeting with different contractors for upgrades to main building panel and get an electrical schematic of the building for future reference.
- Working on a request for proposal for asphalt repairs to parking lots.

NEW BUSINESS:

Insurance Renewal: Received an insurance renewal proposal. Worse case scenario the premium would be \$56,150. A member in the audience would be willing to submit a proposal.

Mary motioned to approve insurance policy proposal not to exceed the estimated amount.

Denise Seconded

Further Discussion: none

Approved: 4-0

Motion carried

Weed Mitigation Contract: (increased by \$500) The trails in Black Creek park will be sprayed wider (6 feet last year/12 feet this year).

Mary motioned to approve Weed Mitigation Contract.

Bert Seconded

Further Discussion: None

Approved: 4-0

Motion carried

Disc Golf Course Proposal: Andrew presented a proposal (\$2500)

Andrew motioned to have Aaron acquire additional quotes for material costs as the proposal is over a year old.

Mary Seconded

Further Discussion: Mary would like Andrew to contact the course in Murphys to see what the usage is.

Approved: 4-0

Motion carried

ARCHITECTURAL APPLICATIONS:

Lot 1880 is requesting approval of previously approved structure to be located a few feet away from original location.

Mary Motioned to approve application for Lot 1880

Denise Seconded

Further Discussion:

Approved: 4-0

Motion carried



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Lot 54 is requesting a variance for a larger than allowed metal building
Tabled to allow board to meet with member or builder.

Lot 960 is requesting approval for an 800 square ft residence within a 40 x 60 ft metal building and travel trailer during construction.
Tabled to allow board to meet with owner.

Lot 838 is requesting approval for two additions to an existing home (each side/larger master bedroom and living room).

Mary Motioned to approve application for Lot 838 with approval for storage container only during construction.

Bert Seconded

Further Discussion: None

Approved: 4-0

Motion carried

Lot 1922 is requesting approval of plans for new residence with a variance due to the flat roof design
Mary Motioned to approve application for Lot 1922 with caveat that the rooftop shall never be used for a place to loiter/hangout (i.e. a roof deck).

Bert Seconded

Further Discussion: none

Approved: 2-0

Abstained: 1

Opposed: 1

Motion did not carry

Lot 2193 is requesting approval for plans for a new residence.

Mary Motioned to approve application for Lot 2193

Denise Seconded

Further Discussion: none

Approved: 4-0

Motion

NEXT MEETING: January 23, 2020 @ 6:00 PM

MEETING ADJOURNED: 7:31 PM