



# COPPER COVE ASSOCIATION

## Board Minutes of the Board of Directors Meeting on January 23, 2020

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

Call to order at 6:00 PM

Pledge of Allegiance led by the Board

### OPEN FORUM:

**Lot 373 and 374:** Wants to know what the purpose of the board is. Feels the purpose is to manage the association. Mary explained that we will make these concerns agenda items for next meeting.

**Lot 636:** Concerned about the timely posting of the agenda and minutes on the website. Wants to know the legality of the 500-acre ranch (easements). Is rancher in compliance using gates on residential streets. Construction being reported on Baskin.

**Lot 659:** Agrees with Lot 373 and 374. Mentioned the newsletter. Questioning the cost of the disc golf course. Asked if he doesn't fill out a speaker card, will he be able to still address the board? Questioned whether the CCR's were being reviewed in an Executive session. Questions why the board met in "secret". Wants all of these concerns on the next agenda.

### APPROVAL OF PRIOR MINUTES:

Denise motioned to approve the minutes from the 12/5/2019, 12/17/2019 Executive meetings.

Andrew seconded the motion

Further discussion: None

Approved 4-0, 1 abstention

Motion carried

Denise motioned to approve the minutes from the 12/19/19 Board meeting.

Mary seconded the motion

Further discussion: None

Approved 4-0, 1 abstention

Motion carried

Financial Report - Tabled

### DIRECTOR'S REPORTS:

Braly: Cheyenne easement. There are 5 easements. Courtesy letters have been sent with no response. He will now move to litigation. Still working on it.

Soske: None

Andrew: None

Denise: None

Mike: none

### MANAGER'S REPORT:

- Has received several complaints about the ranch property. The Association does not have a stance on this because it is not our property. There are two encroachments on county roads. They are properly recorded with the county and are legal roads. Cattle will be traveling off of Copper Cove.



# COPPER COVE ASSOCIATION

- Aaron is still working on cleaning out the office. Has been finding a lot of missing historical information (newsletters, minutes, building plans, etc.) Has been going through all of the minutes from the 1980's. Has also been working on the resolution file. All the documents have been approved correctly. The CCR's are original, they are county recorded. Bylaws are not required to be recorded with the county. Moving forward we have a lot more knowledge.
- Membership cards and boat decals will be available the 2<sup>nd</sup> week of February. Any boats registered last year will receive a special notice. Boat decals will be available at the Kiva on Saturdays and Sundays. Membership cards will have tracking ability. They can be voided when replaced if lost. Boat decals are also trackable. We will continue to be kind the first month if members forget their card. We will have approximately 3-4 open positions at the Kiva

## **OLD BUSINESS:**

Disc Golf Course: This was requested last meeting to be an agenda item. The board asked Aaron to get more information. There are cheaper products, but the freight would offset the savings. Approximately \$3700. The proposed vendor is qualified for professional tournaments. It is a 9-course package and will provide assistance. There is a 25-year warranty on all parts. Volunteers and maintenance will install the course. Should take approximately 1 day to install. Andrew contacted White Pines and Feeney Park regarding maintenance and vandalism. Approximately a dozen members over the years has requested this course. Aaron stated that this flagship of the association doesn't get the use it should. This should help draw attention to the association facilities. There is \$3000-\$10,000 budget item called capital improvements that would be used for this course.

Mary Motioned for further board discussion and for member's opinions

Bert Seconded

Further Discussion: None

Approved: 5-0

Motion carried

On a side note: Mike asked if we could have a dog park/run. Aaron stated that he has been preparing for the next request by clearing an area. There can be a separation for larger/smaller dogs.

## **NEW BUSINESS:**

Annual Financial Review: every year associations with budgets over \$75,000 must have accountants prepare 2019 financial review and file our tax returns. All accounting firms must give the same scope of work. \$1500-\$6000 bids. Haney = CID. They have all our financial documents. Average cost for an association of our size is approximately \$3500. Mary researched all 4 quotes. Haney did not have very good reviews. Propp Christensen Caniglia and Levy, Erlanger & Company had horrible reviews. Marcello Lara specializes in HOA's and has very good reviews. We budgeted what we paid last year for this year.

Mike Motioned to use Haney

Andrew Seconded

Further Discussion: None

Approved: 4 aye, 1 nay

Motion carried



# COPPER COVE ASSOCIATION

## ARCHITECTURAL APPLICATIONS:

**Lot 2061** is requesting approval to build a 6-foot wooden fence around backyard of property

Mary Motioned to approve application for Lot 2061

Andrew Seconded

Further Discussion: none

Approved: 5-0

Motioned carried

**Lot 1016** is requesting an extension on their construction permit for an additional year

**Lot 1016** is requesting a variance for a 20' Conex container on his property to store equipment during Construction

**Lot 1016** is requesting approval to build a wooden round three rail fence around their property

Andrew Motioned to approve all 3 requests

Bert Seconded

Further Discussion: None

Approved: 5-0

Motion carried

**Lot 1070** is requesting is requesting approval to build one 8x10 and one 8x16 shed

Bert Motioned to approve request

Mary Seconded

Further Discussion: none

Approved: 5-0

Motion carried

**Lot 841** is requesting approval to build a 24x50 car/RV awning on side of their house

Mary Motioned to approve request as a variance

Mike Seconded

Further Discussion: None

Approved: 5-0

Motion carried

**Lot 1792** is requesting approval to build a single-family residence

Mike Motioned to approve request

Denise Seconded

Further Discussion: None

Approved: 5-0

Motion carried

**NEXT MEETING:** February 27, 2020 @ 6:00 PM

**MEETING ADJOURNED:** 7:00 PM