



COPPER COVE ASSOCIATION

Board Minutes of the Board of Directors Meeting on September 17, 2020

PRESENT: Mary Braly, Bert Soske, Denise DeMartini

PRESENT VIA ZOOM: Mike Butterworth

MEMBER ABSENT: Andrew Bunch

Call to order at 6:00 PM

OPEN FORUM:

Lot 759: Curious about why rules and regulations are so punitive. Feels that members are disconnected. Wants better communications between board and members. Feels that the web site is better than in past years. Mary thanks him for his comments and concerns and asked if he would be willing to meet and talk about his idea of a group of volunteers to help other members navigate processes.

Lot 673: Wondered if all her comments submitted back in April are valid. Aaron stated he has everything that has been submitted

Lot 559: Complimented the park and all the hard work. Wondered if a vote would be taken tonight. Mary stated that no vote will happen until a public meeting can be held. Agrees that there is a 28-day period but the board has to have the vote in a public meeting. Feels it is completely appropriate to wait for an open meeting.

Lot 702: Is confused about the rules and regulations process. Mary explained that we did send out the rules and regulations but then Covid hit and the meeting was cancelled. The rule is they cannot be voted on until an open meeting is held. Our intention is to have members reacquaint themselves before a vote can happen. Aaron will look into the process and will contact him in the morning. Denise explained that comments stated they wanted an open meeting to discuss.

Lot 920: New member, just moved in this year.

Lot 659: Would like to volunteer for the committee mentioned earlier. Feels that some of the rules be included in the CC&Rs. Is worried about property rights. Sent a statement in April and sent in a revised copy recently. Mentioned P&E trails signage. Mentioned the blocked trails. Wants to know if there will be a budget meeting. Aaron requested specific areas regarding the erroneous signage. Mary responded that the board will look into putting some of the rules in the CC&Rs.

APPROVAL OF PRIOR MINUTES:

Mary motioned to approve the minutes from the February 27, 2020 board meeting

Bert seconded the motion

Further discussion: None

Approved: 3 aye, 1 abstention, 1 absent

Motion carried

APPROVAL OF PRIOR FINANCIALS:

Mary motioned to approve the financials from the February-July board meetings

Denise seconded the motion

Further discussion: None

Approved: 4 aye, 1 absent

Motion carried



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DIRECTOR'S REPORTS:

Brady: Reported on the P&E trails. We have been working with legal to move forward. The trail signs are on easements that we are working on to unblock. They are located on our own road signs. They are not on any poles or telephone poles. Horses are allowed on the road because the trail does not link continuously. With the Airola fencing horses have to share the road. The gym has been closed. Mary asked whether a schedule could be made for members to use the gym. Aaron stated that this could happen if we have a policy and implement a plan. Letters and process with Airola started in June. The P&E trails have been maintained and beautiful. Maintenance and volunteers have contributed over 200 hours maintaining the trails. We will begin focusing on the website.

Soske: Mentioned how the Board has been busy since March in executive meetings and that we will have open meetings as soon as we can. He would like to be involved with the discussions for the violation update policies. He stressed that we as a board want to be as transparent as possible to allow everyone who wants input on the issue to be heard over time. He mentioned the election and encouraged everyone to spread the word (word of mouth as well as through social media) He also stressed that members need to get their ballots in. We need 25% + 1 so that we don't have to run the election again. We want to keep our expenses down just as we were able to keep expenses down last year so we don't have to raise annual dues.

Denise: Thanked Aaron for his dedication to working on the Kiva during the high season. Also, stressed that the board has been working diligently this summer even though we are unable to hold board meetings. Any HOA business that can be completed during executive session has been done.

Mike: None

MANAGER'S REPORT:

- Aaron stated that we have tripled the Kiva attendance this summer. He spent over 16 full days down at the Kiva. The Kiva made a major turnaround by July 4th. Mentioned all the disciplinary hearings that had to be held. This summer really opened up our eyes. As of next weekend we will be on a skeleton crew at the Kiva. Aaron apologized about the shortened office hours. We left the office open when we could guarantee there would be someone there. Rebecca is part time. Hopefully we will open the office for longer hours soon. Mail, email and fax is a very efficient way to correspond with the office. Stated many people do not leave messages which makes it impossible to return calls. Asked for "history" from members who have been around for a long time for the kiva and incidents.

NEW BUSINESS:

- P&E trails: Jack Fortner asked if there is anything being done regarding owners that have blocked the easements. Mary stated we are strictly addressing Airola.
- Rules and Regulations: Clarified that people were confusing the draft governing docs with the rules and regulations. Governing docs will be addressed next year due to budget constraints. Aaron will contact Ed Needham regarding all of the docs that are being mentioned. His biggest concern is whether the new governing docs will be enforced. Mary explained the consortium and that its only been 2 years. There has to be consistency with regards to violations. We are not using the fines to make money. All input submitted will be considered. If there are any major alterations to the Rules and Regulations document they will be mailed to members. Mary and Aaron will meet to go over Anne Plummer's document that was submitted in April.
- 2021 Budget Forecast: Members can submit input in writing to Aaron. Aaron and Mary worked on the budget. This is a living document between COA and the consortium. Calculations were incorrect and will be revised or have been revised as necessary. Some of the line items discussed are:




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- 2021 Tentative: recommendations based on this year's expenditures and known future expenditures.
- Net income: will get down to "0" instead of the \$20,000 noted.
- Aaron will schedule a meeting with Adam to get the budget done that way we want it
- There should be a 3% increase each year of yearly dues. COA has the lowest dues in the area.
- Election 3 years ago was \$8000, now will be \$12,000 due to mailings.
- Mike would like election costs be a separate line item. \$13,000 will come out of postage and be added to this new separate line item.
- Park Improvement line item should be created. Mike would like to see the reserve analysis.
- Boat ramp amount needs to be eliminated
- Priority: Kiva asphalt parking lot and seal and swim dock.
- Extend out Black Creek play equipment for 2 years

NEXT MEETING: October 17, 2020 @ 6:00 PM (Annual Meeting/Election)

MEETING ADJOURNED: 8:35 PM

Secretary Signature:  Date: 9/19/20