



# COPPER COVE ASSOCIATION

## Board Minutes of the Board of Directors Meeting on October 28, 2020

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

**MEMBER ABSENT:** Mike Butterworth

Call to order at 6:00 PM

### OPEN FORUM:

**Lot 636:** Would like open forum to be at the end of the meeting with a time limit. Aaron explained the rationale behind holding the open forum at the beginning of the meeting.

**Lot 659:** Would suggest an open forum at the beginning and end of the meeting. Would rather the golf course money go to a study to see if Black Creek Park is ADA compliant. Wanted to know if there will be a Budget Committee. Would like to see a draft of the budget. Aaron stated that typically drafts are not released. Member also had questions regarding the trail prescriptive easement. Wanted to know if the letters were coming from the legal or the association. Letters were from legal counsel. Legal feels we are in a strong position for the prescriptive easement/equitable easement.

**Lot 520:** Policy and Fines Procedure on the agenda. Feels that this document will allow members to police other members. Disagrees with the vagueness (temporary housing, junk vehicles).

### APPROVAL OF PRIOR MINUTES:

Mary motioned to approve the minutes from the September 17, 2020 board meeting

Denise seconded the motion

Further discussion: None

Approved: 4 ayes

Motion carried

### APPROVAL OF PRIOR FINANCIALS:

Tabled the September financials

### DIRECTOR'S REPORTS:

**Braly:** Airola has until tomorrow to respond to our letters. Once the date passes, we will go to litigation

**Denise:** Would like to encourage members to get their information straight from the horse's mouth. If you have questions or concerns, please call Aaron at the Black Creek office. Aaron is a wealth of knowledge. I can't tell you how many times he has explained procedures to me so that it is easily understood.

There has been a lot of misinformation and partial facts posted on social media recently. We have tried to be as transparent as possible by posting information on our website, using email blasts as well as posting on Citizens of Copper Cove FB page and Next Door. If you do not see a heading on a social media post "**From your COA Board**", then the information is not official and may not be correct. We strongly encourage all members, who have not done so, to give the office their email information to get on the email blast notification list. One very positive post on FB was from a member who gave us some great ideas for next year's election. So, stay tuned!!!

**Soske:** Agreed with everything Denise said

**Andrew:** Reported on the finances. Covid-19 has affected costs, both reduced and increased costs. Things are looking average. We will know more when we look through the September financials.



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## MANAGER'S REPORT:

- The 5 year extra low drawdown for Lake Tulloch is now every 3 years. The HOA was not notified in a timely manner. The launch is not available at this time. The docks are pushed out and disconnected. They are still connected by cables. We are already experiencing people playing on the docks and vandalizing. Cameras are picking up these actions. Charges may be brought.
- Annual Member Meeting/Election did not meet quorum. Quorum was shy 41 ballots. The first meeting quorum is 25%, the next meeting quorum has already been met. On November 14<sup>th</sup> the ballots will be counted and directors will be announced at 6pm. None of the ballots have been opened. They are all being held by the Inspector of Elections and will be counted on November 14<sup>th</sup>.
- Opening of Fitness Room: Aaron has been looking into what changes will be need to be made to be compliant. The Board will need to review and vote on it. Reservation style system (1-hour blocks). Hours will have to be modified to when staff is available on site. 25% occupancy.

## OLD BUSINESS:

- Disc Golf Course (funds are in Black Creek Facilities) DGA will honor the quote from 1/17/20. There is a member who has volunteered to create the course. A committee led by Andrew will be formed. Materials have a 25-year warranty. This will not affect reserves.  
Andrew motioned to approve the Disc Golf Course estimate with DGA and to establish a committee for the creation of the course. Andrew will head this committee.  
Mary seconded the motion  
Further discussion: None  
Approved: 4 ayes  
Motion carried
- Election Operating Rules/Fine Policy Revision (Not the CCRs or Bylaws).  
Mary motioned to approve the Election Operating Rules/Fine Policy Revision  
Denise seconded the motion  
Further discussion: Bert questioned moving forward until after an open meeting could be held for member input. Also feels that fines should be addressed again before voting. Mary explained that these fines are a procedure and fines can be different after the board meets with member. Denise announced who was present at the four committee meetings. There are 8 members who submitted input that was included in our packet. There were many phone calls from members who were in favor of the rules and fine policy  
Approved: 3 aye, 0 nay, 1 abstention  
Motion carried
- 2021 Budget Forecast. (TABLED)  
DISCUSSION: Changes were made to several reserve items. Shuffled numbers around on operating expenses. This is Version #3. Bert confirmed that the correct changes were made as instructed. \$23,589 shortfall. Denise would prefer not to increase assessments unless absolutely necessary. Mary explained that the previous increase was after no increases for 7 years. We would need to increase the assessment \$11 per year (5%) to cover the entire \$23,589. Mary would like to keep any increase to 3% (\$7) if possible. There is \$100,000 in account 5500 Replacement Provision. Currently funded at 61.8%. Recommendation would be 60%.



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At the next open meeting, the board will consider the 2021 Budget Forecast to include an assessment increase of \$11 for 2021 for a total of \$248 with a recommendation to future boards to increase the assessments 3% per year. This will keep our budget on track. This meeting will be on November 7<sup>th</sup> at 6pm after the scheduled Executive meeting at 5pm.

The office copier has already been approved for replacement after it's demise. It died today and will be replaced in a timely manner.

## **NEW BUSINESS:**

- Architectural Applications

**Lot 956:** Request to remove old metal building and replace with a new metal accessory building in the same location.

Mary motioned to approve the requested metal accessory building

Andrew seconded the motion

Further discussion: None

Approved: 3 ayes

Abstention: 1

Motion carried

**Lot 2101:** Request to build a A-Frame style metal garage on a concrete foundation. (will **not** be used for a living quarter but for storage). Variance request for wall height.

Mary motioned to approve the requested A-frame metal garage with variance for wall height

Bert seconded the motion

Further discussion: None

Approved: 4 ayes

Motion carried

**Lot 1071-2:** Request to build a 6' tall wooden fence around the backyard area and same style but 4' fence for the front yard.

Andrew motioned to approve the requested fences

Mary seconded the motion

Further discussion: None

Approved: 4 ayes

Motion carried

**Lot 1547:** Request to build a carport.

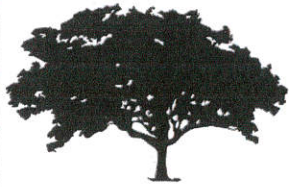
Mary motioned to approve the requested carport

Andrew seconded the motion

Further discussion: None

Approved: 4 Ayes

Motion carried



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**Lot 986:** Request to build a 30' x 35' metal building. Requesting a variance for a larger wall height.

Mary motioned to approve the requested metal building with a variance for wall height

Andrew seconded the motion

Further discussion: None

Approved: 4 Ayes

Motion carried

**Lot 101:** Submitted a full development plan. Nearly 2000 square foot home with attached garage and two accessory buildings. (18 x 36). Requesting a variance for wall height.

Mary motioned to deny development plan with 2 accessory buildings. Aaron was instructed to request plans for out buildings

Andrew seconded the motion

Further discussion: None

Approved: 4 ayes

Motion carried

**Lot 1032:** *Non owner* submitting approval for a perimeter fence for a sheep corral. Escrow services has not finalized the account. Aaron will contact member.

**NEXT MEETING:** November 7th @ 6:00 PM

**MEETING ADJOURNED:** 7:43 PM

Secretary Signature: \_\_\_\_\_

Date: \_\_\_\_\_