



# COPPER COVE ASSOCIATION

## Board Minutes of the Board of Directors Meeting on November 7, 2020

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

**VIA ZOOM:** Mike Butterworth

Call to order at 6:00 PM

Mary opened the meeting with an explanation as to why we are holding zoom meetings. She stated that as long as the state mandate is in place, we are required to hold meetings by zoom. In order to keep all members safe, we will continue these virtual meetings. She explained that due to the fact that when we were all on the Black Creek WIFI individually (last two meetings) the bandwidth was greatly reduced. We have listened to member concerns and are trying out this new format tonight. All Board members will be on screen. She stressed that any board members who are here in person are doing so by their own choice. We are socially distanced and under the gathering limit of 10. The moment the state mandate is lifted, board meetings will be open to all members. (socially distanced)

### OPEN FORUM:

**Lot 659:** Brought up the P&E trails. Wants to know if we are abandoning the easements. Wants to know if there are any board members who have one of these easements on their own property. Feels that we should not sue Airola. Wants to know if legal knows that the association has an easement. Aaron stated that legal knows all the facts about the easements. Legal is very thorough and feels that we are in a very strong position.

### APPROVAL OF PRIOR MINUTES:

Mary motioned to approve the minutes from the October 28, 2020 board meeting

Bert seconded the motion

Further discussion: None

Approved: 5 ayes

Motion carried

### APPROVAL OF PRIOR FINANCIALS:

Andrew motioned to approve the September financials.

Mary seconded the motion

Further discussion: Mike did want to approve financials without members having access to them on website. Aaron explained that these are the financials that are not available to the general membership and that the financial packet for member distribution will be uploaded in the next week to the owner portal, not website.

Approved: 4 ayes and 1 abstention

Motion carried

### DIRECTOR'S REPORTS:

**Braly:** Mentioned her opening comments. She thanked all members for their patience. Reminded members that our annual/election meeting is scheduled for November 14th.

**Denise:** No report

**Soske:** stressed that he is not a fan of zoom meetings but they are what we have to work with at this time. He stated he will be available next Saturday at 3 pm if any members would like to come in and talk to him.



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**Andrew:** Andrew has gone over all financials as well as next year's budget. He feels that the budget looks to be on track. Since dues have not been raised for 2 years a \$11 increase will need to be implemented. Mary asked that Mike review all financials before meetings.

**Mike:** No report

## MANAGER'S REPORT:

Aaron stated that not much has changed since last week's meeting. He did explain that we have a volunteer working on the website (Adam Robertson). There will be several upgrades with an easier layout. Adam is creating and reworking the site and saving us approximately \$1,000-\$2,000. We will see a lot of improvements by possibly the end of the winter.

**OLD BUSINESS:** The budget forecast has been adjusted and now has only a \$2,000 deficit. This is well within boundaries. The budget has been revised several times. This newest version had very few changes. There is no requirement to have a 0 balance. The 3% increase to dues was discussed last meeting. (\$11)

Mary motioned to approve the Budget Forecast for 2021

Andrew seconded the motion

Further discussion: None

Approved: 5 ayes

Motion carried

## NEW BUSINESS:

- **Reopening Fitness Room:** Aaron spoke about reopening the fitness room. He consulted our attorney regarding the requirements to reopen. 25% capacity or same household. A reservation system can be implemented. Nancy Henderson told Aaron about *Signup Genius* to help facilitate these reservations. Face coverings will be required even if they are alone in the room. Mike asked about procedures and about cleaning/sanitizing. There will be a small gap necessary between appointments for sanitizing. (45-minute reservation with a 15-minute break for cleanings is recommended) Aaron reminded that Staff has been trained in sanitizing methods. Member can come in at 5pm because employees will be able to clean the next morning. Mike asked if there are consequences if a member does not follow the rules. All **requirements** will be posted. These rules are applicable in all color-coded tiers as currently specified by the state public health guidelines except for the most restrictive purple tier which will close the fitness room again. House of operation will be 7am to 5pm. Ventilation system must be operating. Legal strongly recommended that all members sign a waiver of liability.

Bert motioned to approve the reopening of the fitness room with 25% capacity/same household, 45-minute reservation with 15 minutes for sanitation, face covering requirement and maintenance staff to provide sanitation in between use. Signs will be posted.

Andrew seconded the motion

Further discussion: None

Approved: 5 Aye

Motion carried



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**Lot 1082:** Request to build a single-family home with a detached garage (variance)

Denise motioned to approve the requested single-family home with detached garage with variance

Andrew seconded the motion

Further discussion: None

Approved: 5 ayes

Motion carried

**Lot 1920, 1921, 1932:** Request to build perimeter fence

Andrew motioned to approve the requested perimeter fence

Mary seconded the motion

Further discussion: None

Approved: 5 ayes

Motion carried

**OPEN FORUM:**

**Lot 659:** Wants to thank Mike for his service on the Board. Feels that transparency is important. Wants to see the budget balanced. The Association is conducting business when items are not on the agenda. (ACC items) Aaron stated that this was a false statement. The ACC items were added in plenty of time to be included on the agenda.

**NEXT MEETING:** November 14th @ 6:00 PM

**MEETING ADJOURNED:** 7:00 PM

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

Date: 11-20-2020