



COPPER COVE ASSOCIATION

Board Minutes of the Board of Directors Meeting on November 28, 2020

PRESENT: Mary Braly, Bert Soske, Denise DeMartini

VIA ZOOM: Andrew Bunch, Sheldon Toso

Call to order at 5:03 PM

Mary congratulated Sheldon Toso for joining the board. She will also be continuing on the board.

OPEN FORUM: None

APPROVAL OF PRIOR MINUTES:

Mary motioned to approve the minutes from the November 7, 2020 board meeting

Bert seconded the motion

Further discussion: Sheldon suggests that when an agenda is changed after it is posted, then it should be announced at the meeting that it has been revised.

Approved: 5 ayes

Motion carried

APPROVAL OF PRIOR FINANCIALS: TABLED

DIRECTOR'S REPORTS:

Mary: None

Bert: He had stated at a previous meeting that he would be available at the annual meeting early to meet with members. He, unfortunately, had a funeral and apologized for his absence. Hopes everyone had a nice Thanksgiving. He is happy to talk to all members and wants the board to stay transparent.

Denise: None

Andrew: Will be going over the October financials

Sheldon: Would like to volunteer for the construction of the golf course. He would also like to have the completion of the course completed in time for spring 2021. Andrew responded that it will not be a difficult process. The committee will most likely meet in January 2021.

Sheldon was also disappointed that the proposed budget showed a profit. He would like to motion to add it to the next meeting's agenda.

Aaron clarified that motions cannot be made on non-agenda items. Mary stated she doubts it will become an agenda item since it had been worked on diligently and in good faith and has already been approved.

MANAGER'S REPORT:

Apologized for his misinformation for the annual meeting.

NEW BUSINESS:

- Trail Easement Proposal Lot 858 - TABLED



COPPER COVE ASSOCIATION

•**Elect Officers:**

Denise motioned to keep officers as is:

- President – Mary Braly
- Vice President – Bert Soske
- Treasurer – Andrew Bunch
- Secretary – Denise DeMartini
- Director – Sheldon Soske

Andrew seconded the motion

Further discussion: Mary questioned if anybody wanted to changed positions. Bert feels very comfortable with positions as they are. Denise would like to continue being secretary. Andrew would also like to remain treasurer.

Approved: 5 Aye

Motion carried

OPEN FORUM:

Lot 636: Nancy congratulated the board. She would like the association to pay close attention to what Copper Valley LLC is up to. It will impact all of us. The necessary infrastructure is not there. Our Town square does not have adequate sewer. If Copper Valley is allowed to build what has been approved, the infrastructure is inadequate. We need to be aware of what is being developed. Copper Cove has never been designed for this type of development. Aaron pointed out that this has been a point of contention in the entire community for a long time. The lack of egress is troubling. He has heard from members regarding the impact on our HOA. Nancy stated that the new supervisor has been asked to create an advisory committee for Copperopolis. She hopes to join the committee. Bert would like to meet with Nancy.

NEXT MEETING: TBD @ 6:00 PM

MEETING ADJOURNED: 5:33 PM

Secretary Signature:

Date:

11/29/2020