



COPPER COVE ASSOCIATION

Board Minutes of the Board of Directors Meeting on December 21, 2020

PRESENT: Mary Braly, Bert Soske, Denise DeMartini, Andrew Bunch, Sheldon Toso

VIA ZOOM: Aaron Green

Call to order at 6:00 PM

OPEN FORUM: NONE

APPROVAL OF PRIOR MINUTES:

Denise motioned to approve the minutes from the November 28, 2020 board meeting

Mary seconded the motion

Further discussion: None

Approved: 5 ayes

Motion carried

APPROVAL OF PRIOR FINANCIALS:

Sheldon asked if there were any reserve expenditures. Andrew stated there were none. He also asked what happened to the approximately \$47,000 (carryover from 2019). Account #4195. Andrew stated the only overage was \$9,325. Aaron suggested having an executive meeting with the accountant. He would like all questions to be emailed to him. Sheldon wanted to know what the Check for Marcello Laura was for. It was for the annual financial review and is independent of CIDC. Sheldon wanted to know if a member is delinquent on their dues if they are allowed to vote. If a member is delinquent on dues they still can vote. They can still use facilities if they are approximately \$30 delinquent. There is a 30-day notice and another notice at the end of April for past due accounts. Aaron will check why the total account number is not 2038.

Andrew motioned to approve October 2020 financials

Bert seconded the motion

Further discussion: None

Approved: 5 ayes

Motion carried

DIRECTOR'S REPORTS:

Mary: Mary reported on the Airola issue. He has never answered the late summer letter. We are having the attorney file the complaint with the courts. We spoke to the attorney and he will be served in January 2021. Mary thanked Adam "Mr. Website Man" for the interactive trail map that is now on our website.

Bert: Merry Christmas to all. He was on Papoose yesterday and he found something. If you have lost something please contact him and he will get it returned to you.

Andrew: October financials look good. The new year looks promising for financials.

Sheldon: Wants to go on record that we cannot charge more than it costs to run the association. He feels we are not compliant with the civil code but did not provide any proof. Andrew explained that we raised the dues because we would have had a shortage of over \$20,000. Dues were not raised last year. Sheldon would like the association to lower the dues due to Covid-19. He would like to have the lowering of dues on the next agenda. It was stated that any funds left over were rolled over into the Reserves Account. Aaron stated that Sheldon's statement of non-compliance is a false statement. Nancy Henderson notified the HOA of the future of Copper Cove. Sheldon would like this to be on the next agenda. He would also like to add the Kiva to the



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next agenda. Mary explained the procedure of how to get items on the agenda. Aaron suggested a board training on procedure.

MANAGER'S REPORT:

Aaron is in the process of getting some contracts renewed. We will have a meeting in January to finalize contracts. He would like to thank all the staff for putting up with abuse from members.

NEW BUSINESS:

- **Insurance Renewal:** The general policy renewal is the same except the communicable disease clause has been removed. The fidelity insurance was increased to cover all HOA assets. Everything is the same i.e., deductibles, limits etc. There is a slight increase. (\$924). We were paying on time but Philadelphia was not crediting our account in a timely manner. This is a known issue with Philadelphia.

Denise motioned to approve the general policy renewal without the communicable disease clause in full.

Andrew seconded the motion (smart financial decision)

Further discussion: Andrew would like to look for other coverage/companies next year (June)

Approved: 5 ayes

Motion carried

•Weed Abatement Proposal – TABLED

Aaron asked the board if they would like him to get other quotes. The board agreed and Aaron will have them by the end of January.

- **Architectural Review – Lot 20:** Member is requesting approval to build a detached garage with a 10-foot variance due to being on the P&E trail easement. At this time there is no garage on the property. This approval will bring the property into compliance with architectural guidelines.

Mary motioned to approve the application to build a detached garage with 10-foot variance

Andrew seconded the motion

Further discussion: Bert mentioned the 12" overhang. Aaron explained the overhang and the gutters meets the 16" requirement. Sheldon objects to the 10-foot set back. There are several properties that have been built on this easement.

Approved: 4 ayes 1 Nay (Sheldon Toso)

Motion carried

OPEN FORUM:

Lot 673: Questioned the setbacks as set forth in the CC&Rs. Aaron explained that the plot map supersedes the declaration.

Lot 861: Would like the agenda to state which lots will be discussed on any ACC matters. Aaron will list these lot numbers on future agendas.

NEXT MEETING: January 28, 2021 @ 6:00 PM

MEETING ADJOURNED: 6:58 PM

Secretary Signature: _____