



COPPER COVE ASSOCIATION

Board Minutes of the Board of Directors Meeting on January 28, 2021

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

VIA ZOOM: Aaron Green

Call to order at 6:01 PM

OPEN FORUM: NONE

APPROVAL OF PRIOR MINUTES:

Mary motioned to approve the minutes from the December 21, 2020 board meeting with changes: striking the account 4195 and changing Copper Cove to Copper Valley. The amount should be changed to approximately \$41,000

Andrew seconded the motion

Further discussion: Sheldon wanted to correct the carryover. Denise stated that it was approximate. Strike Account #4195. Change Copper Cove to Copper Valley. Sheldon's statement – stating a falsehood – he would like to present information to the board at the next meeting. This is not a change in the minutes.

Approved: 5 ayes

Motion carried

APPROVAL OF PRIOR FINANCIALS: Mary and Aaron have worked extensively to correct the financials. Andrew has also spent the better part of the week looking over the financials.

Mary motioned to approve the November and December financials with corrections

Andrew seconded the motion

Further discussion: Sheldon asked about the operating fund 1120. This is a snap shot as of 12/31/2020. Not current. Aaron explained that there is a rollover from previous year. Sheldon requested a meeting with Aaron. Both Andrew and Mary are willing to meeting with Sheldon and Aaron. 2615 was for the new printer. 1,129,721 is the obligation for all reserve items over the next 20 years. Replacement Provision & Depreciation (\$7673) Page 12 does not have any reference to a reserve transaction. Mary suggested meeting with Sheldon, Aaron and Andrew to go over the budget. Revenue and expense amount is incorrect. Aaron will get it adjusted. Board expenses. Wants breakout. Aaron explained it was for Ballot Box for election expenses. Questioned whether multiple units pay multiple dues. Aaron stated that this report does not list multiple lots.

Approved: 5 ayes

Motion carried

DIRECTOR'S REPORTS:

Mary: We are moving forward on the Airola complaint. We will be filing a complaint due to statute of limitations.

Bert: Happy New Year. He is looking forward to ending zoom meetings. As soon as this is possible, we will do so. The Board is looking forward to it.

Denise: None

Andrew: Thanked Sheldon for noting the discrepancy. 2021 financials look very good. We were not prepared for COVID-19. The disc golf course is progressing very well. Huge thanks to Bob Chapman and his cousin. Course has been mapped out. We expect, by spring, the course will be playable. We can expand the course if use warrants it. Possible sponsorships will cover the costs



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of expansion. Lot 0517 would like to help out. Local Boys and Girls clubs could possibly get involved. Andrew asked member to email him and Aaron.

Sheldon: Sheldon has been approached by a member for open meetings and to open the fitness room. Sheldon would like the current assessment policy and a copy of the members list by lot numbers and sorted by lot number. Sheldon is questioning the number of lots. Aaron replied that there is an explanation on the report. It was due to transferring accounts at the same time the previous owners are still in the database. This is why there may be duplicate lots listed. Aaron has explained this previously. The CCRs have the annexed units are missing lots. During further review the plot plan supercedes the declarations and is the most important document in the hierarchy of governing documents and it does include the lots. During financial meeting Sheldon would like this included. Sheldon would like a copy of the CID contract. Aaron explained that he has provided this document even though it was later determined this was against association policy. Sheldon has been made aware that he can opt out of mailings since he is having email issues. Mary recommended a biweekly meeting with Aaron and Sheldon. Denise recommended minutes/notes for these meetings. Aaron has stated he is uncomfortable meeting with Sheldon without another Board member being present.

MANAGER'S REPORT:

Spring will be here soon. Looking for new part-time positions for the Kiva. If anybody had kids coming home for the summer. We struggle to fill these positions. We like to hire within the community. Interviews will be in March/April. We will possibly need temporary maintenance help as well. He is working on RFPs for repairs for asphalt parking lots/Kiva/Back Creek as well as the swim dock at the Kiva. The rest of the docks will be in the future. We hope for smoother days ahead. If any members have suggestions with how management can better serve the members, please contact the office.

NEW BUSINESS:

- **Weed Abatement Proposal** – Received proposals from Foothill-Sierra Pest Control and Copper Pest and Weed Control. Mary asked if there have been any complaints with Foothill. Mary motioned to approve Foothill Sierra Pest Control. Sheldon seconded the motion. Further discussion: Comments that the Copper Pest and Weed Control submitted a good proposal with pictures. Andrew Stated that ultimately their proposal is more expensive. Especially since in past years we have not used their return services. Foothill considers their proposal as a renewal. Andrew likes the idea that Copper Pest and Weed Control comes back. A much more in-depth proposal was submitted. Approved: 5 ayes. Motion carried.
- **Attorney Retainer Agreement** – Received agreement from Baydaline & Jacobsen for Legal Services. Mary stated it is a good idea to keep the retainer. This will cover the Airola complaint. Mary motioned to approve the Baydaline & Jacobsen for Legal Services. Andrew seconded the motion. Further discussion: Sheldon asked if we would be having a board training. If it pertains to the revision of the Governing Docs etc. Aaron will provide a board training boot camp packet. Mary asked if Laurie would also attend. Aaron will look into this training. Aaron will not train but provide guidance. Approved: 5 ayes. Motion carried.



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- **Annual Financial Review Proposal** – Received engagement letter from Marcello Lara, CPA & Consultant with preparation of state and federal tax returns.
Denise motioned to approve Marcella Lara for preparation of state and federal tax returns
Mary seconded the motion
Further discussion:
Approved: 5 ayes
Motion carried

- **Architectural Review**

- Lot 517** – Member is requesting approval to build a 22' x 40' carport.
Andrew motioned to approve the building of a 22' x 40' carport with variance for roof pitch and size
Mary seconded the motion
Further discussion: Sheldon states that the carport is enclosed. Aaron suggests going off the plans which show an open side. Andrew asked Mr. Gish for clarification. Andrew asked for clarification as to whether it is enclosed. Mr. Gish stated it is enclosed.
Approved: 5 ayes
Motion carried

Lot 858 – Member has submitted a counter offer regarding the P&E trail easements. Member will open the north easement as wide as possible. He is also requesting a variance. Mary feels that we need a 14' easement instead of 10'. He is willing to pass on monetary compensation.

- Mary motioned to approve (lot 858) a minimum of 14' on the east side and on the north side a minimum of 6'
Denise seconded the motion
Further discussion: Sheldon is very happy that they are opening up this trail. It is long overdue. There is landscaping in the way further ahead. Will there be a contract documenting the variance? If it is approved, the minutes will be the record. This variance, if approved, will be for the lifetime of the HOA. (legal binding contract)
Approved: 5 ayes
Motion carried

Lot 1016 – This is a secondary lot. He is requesting 15-feet but where the CalTel box is, he would need 20-feet. Aaron will assist the member's recording with the County.

- Mary motioned to reduce to a 15' easement on the north end and near CalTel box leave at minimum enough room for 6' wide tractor to pass.
Bert seconded the motion
Further discussion:
Approved: 5 ayes
Motion carried

Lot 1069 – Member is requesting approval to build a manufactured house with a detached garage. A variance will be required for the detached garage.

- Mary motioned to approve the manufactured house with a variance for the detached garage.
Denise seconded the motion
Further discussion: Sheldon asked if there were two plot plans? Aaron provided clarification.
Approved: 5 ayes
Motion carried



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Lot 1866 – Member is requesting approval to build an 8' privacy fence on the south property line.

Andrew motioned to approve the 8' privacy fence

Mary seconded the motion

Further discussion: Sheldon requested a plot map. Aaron stated that description of fence location is exact so plot plan will not provide more information than already given.

Approved: 5 ayes

Motion carried

OPEN FORUM:

Lot 636: Update. Ralph Copeland had a meeting with Minkler, (oversees the CCWD) The suggestion was made to have him come to a board meeting to explain the impact of the extension of the 800 homes. Nancy would love to see CCWD, the planning department and Amanda Follendorf address the membership. Aaron stated that in the past there have been guest speakers. Aaron will reach out to representatives if requested by the Board. The Board agrees this would be a good idea. Nancy recommends Amanda Follendorf, Mike Minkler, be present at the meeting. Bert stated that he has information but it is outdated. Aaron and Mary will have a meeting regarding community outreach.

Lot 0157: Mr. Fletcher would also be a good person to come to this informational meeting. Member is worried about the septic/water infrastructure. Member is very excited about the disc golf course.

Denise recommended that this informational town hall meeting be held when we can have an in-person meeting. (possibly a Saturday) Aaron suggested that members go to County meetings.

NEXT MEETING: February 25 @ 6:00 PM

MEETING ADJOURNED: 7: 58 PM

Secretary Signature