



# COPPER COVE ASSOCIATION

## Board Minutes of the Board of Directors Meeting on February 25, 2021

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

**VIA ZOOM:** Aaron Green

Call to order at 6:05 PM

### OPEN FORUM:

**Lot 2047:** Volunteered at the Kiva for many years. He has written a request for rule changes for the Kiva. There are a number of long-term members who feel that there are too many people using the Kiva who do not belong there. He feels that only members be allowed to use the Kiva. A member with 10 guests can take up a lot of the tables/parking spaces. Feels maybe members should be charged to use BBQ's etc.

**Lot 2175:** Member lives close to the Kiva. Agrees with Lot 2047. Feels that it is crowded and feels that there should be some control. Possibly buying land at the other part of the lake and move the Kiva. Would like to know the rules about keeping lots clean (empty lots/brush). Aaron mentioned the new rules that were adopted last year. There are rules regarding undeveloped/developed properties. Rules were adopted October 2020. Aaron will be enforcing the rules this year. Members must submit a complaint to the Black Creek Office.

### APPROVAL OF PRIOR MINUTES: TABLED

### REVIEW OF PRIOR FINANCIALS:

- Questioned as to whether year 2020 is closed - Aaron responded that our CPA is compiling a report)
- Sheldon questioned why there was an excess of funds – Aaron responded there was a shortage in the budget last year so therefore there was no excess of funds.
- Sheldon questioned a perceived discrepancy in Account 4990 – Aaron responded the amount was rounded up
- Sheldon questioned why the Ballot Box Charges were reflected in this year's financials – Aaron responded that Ballot Box billed us late due to the lateness of the election
- Sheldon questioned Flagged accounts – why the names were removed. Aaron responded that he neglected to check the box but that names are not necessary on this report.

### DIRECTOR'S REPORTS:

**Denise:** Recommends opening meetings to the membership for the March meeting. Masks will be required; zoom will still be available and socially distancing will be enforced.

**Bert:** Bert agrees that zoom should always be an option

**Andrew:** Andrew reported that he paid his dues and check has cleared. Holes will be dug for the disc golf course soon.

**Sheldon:** Sheldon complimented the letter from Nancy Henderson to the editor. Sheldon would like to ask Nancy to form a committee

**Mary:** Equestrian trails. Waiting for title guarantee to be able to file the complaint with the courts. Quite a few equestrians are on the roads due to these trails being blocked. She is asking that members spread the information that when horses are on the road, you must slow down and if possible, give a wide berth to the riders. If you have a loud vehicle, please slow down. Horses are scared of their own shadows and loud noises. If there is an oncoming traffic...be cognizant of the riders. Law states that horses have right of way. Additional signage is coming.



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## MANAGER'S REPORT:

**Weed abatement:** Properties should have received notices regarding the spraying of the common areas. There should be less late season weeds due to the late spray.

**Kiva:** The lake is back up to normal winter levels. We were never notified by Tri Dam. Docks are attached and ready for use. Please be careful when using the launch. Hug the retaining wall side. There are cones blocking the drop off. We still have one part time position open for the Kiva. All other positions have been filled. We are looking at the possibility at updating the staff building for employees. CCWD will be doing some basic repairs to their building. We are running on a skeleton staff for maintenance. We have hired a new maintenance person.

**Membership cards:** They are being mailed out in March. If account is in arrears, cards will not be sent. Boat decals are good for two years.

**Overuse of the Kiva:** We saw a 300% increase of Kiva use due to COVID-19. We processed many violations. We are not changing the rules but we are slowly increasing our enforcement of the rules. We will have a no-nonsense year. If members refuse to pay fines, they will have to appear before the Board.

## NEW BUSINESS:

- **P & E Trail Projects** – Several members would like to see more improvements to the trail system. Because we are working on the closure, there are also easements that are not groomed. There is one easement in particular if opened, will keep horses off the roads. (Chief/Canoe) One owner is denying the easement is on his property. The area will need to be surveyed to verify property lines. 5 properties will be affected. (approximately \$600)

**Denise motioned to get estimates for surveying the properties in question.**

**Bert seconded the motion**

**Further discussion: None**

**Approved: 5 ayes**

**Motion carried**

- **Annual Election Proposal** – A proposal from the Ballot Box has been submitted for election services. Last year we had to adjourn the first meeting at a cost of \$1400. A SECURE drop box will be placed at the Black Creek office. Mail in option will also be available. When quorum is met, Aaron will contact Ballot Box. Director statements added over \$2000 to the cost. Statements, if posted on the website, will also save money. Denise feels that statements should be included in packet since a lot of members do not use the website. Bert agrees that statements should be included. Bert also suggested having fewer elections to save money. We should also use social media to encourage voting. 3 different mailings are required due to new laws for HOAs. (each in house mailing costs (\$1500). Lock box will not cost the HOA anything.

**Mary motioned to approve the Ballot Box proposal including the lock box option**

**Andrew seconded the motion**

**Further discussion: The lock box will be located outside of the office. Ballot box has sole access to the Lock box.**

**Approved: 5 ayes**

**Motion carried**



# **COPPER COVE**

## **ASSOCIATION**

### **Architectural Review**

**Lot 786** – Member is requesting approval to build a 40' x 45' garage for RV storage and a workshop. Variances are requested for the oversize building, low pitch roof of 1/12 and wall height of 16'.

**Mary motioned to approve the building of a 40' x 45' garage with variance for roof pitch, wall height and size. Must meet all county setbacks.**

**Bert seconded the motion**

**Further discussion:** Lot size is 1.1 acres. Member is encroaching on the setback. Member notated that drawing is not to scale.

**Approved: 5 ayes**

**Motion carried**

**Lot 885** – Member has submitted a request for approval of a ground mounted solar array. (more cost efficient)

**Sheldon motioned to approve the ground mounted solar array**

**Andrew seconded the motion**

**Further discussion:** None

**Approved: 5 ayes**

**Motion carried**

### **OPEN FORUM:**

**Lot 636:** Membership card issue had already been addressed. Thanked Sheldon for acknowledging her letter to the editor. She is encouraging the membership to join the Calaveras Planning Coalition. She is very impressed with the organization. Bert asked if streets at Copper Square are public streets. Aaron stated they are private. Bert will look into it.

**Lot 2175:** There is a gentleman (Cox) who is talking about keeping the lake level up all year. Contact Lake Tulloch Alliance for information.

**Lot 2470:** CCWD Building. Aaron is working on it. Suggested adding the decals to portal assessment payments. Any credit will be applied to decals. Wants yellow striping paint at the launch.

**NEXT MEETING:** March 25 @ 6:00 PM

**MEETING ADJOURNED:** 7:30 PM

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