



COPPER COVE ASSOCIATION

Board Minutes of the Board of Directors Meeting on March 25, 2021

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

VIA ZOOM: Aaron Green

ABSENT: Andrew Bunch

Call to order at 6:06 PM

OPEN FORUM:

Lot 2175: Member is new to rules and regulations at meetings. Member is asking what the open forum procedures are. Mary explained the process for open forum. Member referred to issues last year at the Kiva. Member lives near the Kiva and is impacted by noise, music, etc. Last year was a unique year at the Kiva. Last summer the Board enforced the new rules and regulations for the Kiva. The Board issued disciplinary citations to many members last year culminating in "hearings", fines, and suspensions. We are hoping that all that was accomplished last year will help in running the Kiva this summer. Member stated the Kiva has really improved from 10-15 years ago.

Lot 559: Member asked about open meetings. Denise will address during Director Comments.

APPROVAL OF PRIOR MINUTES:

Mary motioned to approve January 28, 2021 minutes

Sheldon seconded the motion

Further discussion: None

Approved: 4 ayes 0 Nay

Motion carried

Sheldon motioned to approve February 25, 2021 minutes with change of cones to barriers.

Mary seconded the motion

Further discussion: None

Approved: 4 ayes 0 Nay

Motion carried

REVIEW OF FINANCIALS:

- TABLED

DIRECTOR'S REPORTS:

Mary: Gave a report on Airola ranch issue. We are finalizing the complaint. It will go to signature and then it will be served to Airola.

Denise: Open Meetings will begin in April. Next meeting will be April 29th at 6pm. We will also provide Zoom for those who wish to attend virtually. We will set up for social distancing and masks may be worn if desired. We are all looking forward to conducting business in person.

Bert: Fitness Room is open. Appointments are available and are mandatory. Bert reiterated that Kiva was unusual last year. The Board met with members who were in violation of the Kiva Rules and Regulations. Members were either sanctioned, fined, or privileges suspended. Bert complimented Aaron for all his hard work at the Kiva last summer. He was down there for many hours making sure things ran as smoothly as possible.

Sheldon: Asked about lot numbers again. Wants a list of the 38 remaining lots. Would like a list of lots sorted by lot number only. Wants to know if the final accounting has been completed. Aaron

responded that we are on schedule. Would also like to know information on the Disk Golf course. Aaron will be able to provide a map of the course to be disbursed at the first hole. Holes will be dug next week. We are hoping for opening the course at the end of April.

MANAGER'S REPORT: Aaron further reported on the disc golf course. It is a 9-hole course. You do not have to follow the course in order. Maps of the course will be provided at the first hole. The aim is for April 30th for completion. Facilities are generally open i.e., fitness room. Monday is totally booked. If interested, please call the office for reservation. Rule enforcement at the Kiva: The Kiva has always been a "wild west". We have progressively implemented more rules. We are meeting a lot of pushback, but the rules have been in place for years but are now being enforced more vigorously. Holiday weekends there will be a 10:00 pm curfew. We will need the "right" staff to enforce these rules. We do need more employees to cover all the shifts. Anyone who is interested please contact the office. Aaron has streamlined the process for violations. Board will be ready to meet with violators on a regular basis. We must remember that the Kiva is a FAMILY park for FAMILY use. Membership cards have been going out these past 3 weeks. Assessments must be paid in full to get your membership card. Black Creek Park looks beautiful...come on down to enjoy the park. New sand is in the playground area as well.

OLD BUSINESS:

- **Annual Meeting/Board Election**

Mary motioned to set September 11, 2021 for the Annual Meeting/Board Election. Date of record will be August 11, 2021.

Denise seconded the motion

Further discussion: Sheldon asked about the date of record.

Approved: 4 ayes 0 nay

Motion carried

- **P&E Trail Projects** – Surveying for opening additional trails (Canoe to Chief) \$500-\$600 for surveying property. Aaron would like to notice all members affected.

Mary motioned to approve surveying of the property

Bert seconded the motion

Further discussion: Sheldon requests that any director who has a P&E trail on their property to abstain from any votes regarding the trails. Mary replied that any vote on P&E trails would be the same as a vote on any other HOA public property.

Approved: 4 ayes 0 nay

Motion carried

NEW BUSINESS:

- **Compost Program** – Gretchen Olsen and John Howsden are proposing a composting program for the community. John Howsden has been working on the trees in the park for and has been composting manure for many years. He has used this compost on many projects in the park. Their hope is not to impact the office. Gretchen will make appointments and members can pick up 5-gallon buckets. Sheldon asked if the compost pile is located in Black Creek Park and will it be open only to members. Gretchen reiterated that yes, it is in the park and will only be open to members. Gretchen and John would like to advertise the program on the website as well as in a gardening group on social media. Aaron is worried about abuse. Mary suggested a "test run" of holding a compost day. Mary recommends the "test run" after talking to the gardening group and then come back to us. Members will need to load their own compost using their own shovel, etc. Mary asked that Gretchen let know Aaron what date will be scheduled.

Sheldon motioned to approve this "test run"

Bert seconded the motion

Further discussion: None

Approved: 4 ayes 0 nay

Motion carried

Aaron is hoping to come up with a plan for green waste in the future. This is the direction that we will need to go in California. It will mitigate thousands of dollars in the future. Bert has a chipper he will donate.

- **Rocky Road Service District** – Ryan Oates, President of the Rocky Road Board provided the following information on its status. The last board disbanded in June 2020. Since then, nothing was getting done or getting paid. Rocky Road now has a seated board. They fixed the hole on Canoe and restarted the spraying program. Going forward with Rocky Road, (The Board does not want the funds already collected to go to the County or the state). The Board needs to come up with a plan to maintain our roads. They do not want the money already collected to be spent wastefully. The board will maintain the operations. There are 2 possibilities. One option is to recruit board members interested in doing this long term. They also need a paid manager and secretary. The other option is to see if the HOA board can manage the program. Either a new manager for Rocky Road or increase Aaron's salary to manage program. The Board has access to county counsel and will be meeting with them soon to ascertain what options are available to them. The funds are collected through taxes. Finances have been reviewed. There is money available in the Rocky Road accounts. The rate has not been raised in years. The cost of maintaining roads has grown. Mike Butterworth volunteered to be an advisor to the Rocky Road Board. We will fix the roads until the money runs out each year. Mary asked about the governing documents. Mike Butterworth asked for repair costs and offered to do a cost analysis. Denise suggested renting the office next to Aaron's office to Rocky Road. Mike asked if there was a way to get a list of members who live in the Rocky Road district. Aaron stated he feels he can generate this type of list but does not have a way to document which lots are unoccupied without involving CID and incur costs. Sheldon thanked Ryan for taking over the district. Sheldon would like Ryan's contact information be given to Aaron to give to the HOA Board. Ryan is proposing creating an email address just for this purpose. Aaron stated this is not a burden on the Association. He will forward all Rocky Road complaints to the new Board as he has done for several years.

Architectural Review

Lot 617-618 – Member is requesting approval for a 50' x 60' garage/shop metal building with a variance for the size.

Sheldon motioned to approve the building of a 50' x 60' metal building with a variance for wall height, roof pitch and maximum size with non-objection letters from neighbors.

Mary seconded the motion

Further discussion: Mary is concerned and would like neighbor's input. Sheldon states that the pitch/heights problems have been going on for years. Mary stated that these specifications are in our architectural governing documents. Sheldon wants to revise specifications to avoid variances. Mary authorized that the revising of the ACC specs be put on April's agenda.

Approved: 4 ayes 0 nay

Motion carried

Lot 804 – Member is requesting approval for a metal carport/RV awning with a variance for roof pitch.

Sheldon motioned to approve the metal carport/RV awning with a variance for roof pitch

Mary seconded the motion

Further discussion: None

Approved: 4 ayes 0 nay

Motion carried

Lot 1059 – Member is requesting installation of 21 ground mounted solar panels

Mary motioned to approve the installation of 21 ground mounted solar panels

Sheldon seconded the motion

Further discussion: None

Approved: 4 ayes 0 nay

Motion carried

Lot 1933-1934 – Member is requesting approval to build a 3740 square foot residence with two attached garages with a variance for wall height. (both lots have been combined through the County)

Sheldon motioned to approve the plans to build a 3740 square foot residence with two attached garages with a variance for wall height subject to county permits.

Mary seconded the motion

Further discussion: None

Approved: 4 ayes 0 nay

Motion carried

NEXT MEETING: April 29th @ 6:00 PM

MEETING ADJOURNED: 7:36 PM

Secretary Signature: _____