



COPPER COVE ASSOCIATION

Board Minutes of the Board of Directors Meeting on May 27, 2021

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

Call to order at 6:00 PM

Flag Salute

OPEN FORUM: Mary reminded members of the 5-minute limit. Open forum is for members to address the board. Board may ask clarifying questions but no other comments will be made. We will be listening but we will not comment unless we have a specific question. You are welcome to wear a mask but not mandatory.

Lot 636: Member will be leaving a flyer on the bulletin board for members. (Community Action Project).

Lot 1586: Asking about weed abatement. New rules were adopted last year. No dry vegetation within 30 foot of structures and clear a 30-foot strip around then property. Aaron stated that violations will be going out next week. If any members see violations, please send complaint in writing to Aaron/Office. Rental properties and empty lots are not exempt. The association does not have the authority to perform the mowing or billing the owner.

Lot 181: Member went to sign up for the fitness room. There were only 2 slots available. Wonders if it is due to Covid. Aaron stated that due to the size of the fitness room with Covid restrictions, slots are limited. Within the first 2 weeks of reopening all slots have been reserved. The only other solution would be to cut the times to 30 minutes. **This change would need to be on the next agenda. Andrew would like this to be an agenda item.** Once indoors open up, then the fitness room goes back to normal use.

Lot 562: Member asked if the perimeter rule is a new rule. The association has never properly adopted a dry vegetation rule. 30 feet perimeter is now the rule. CalFire can impose fines as well.

Lot 660: Comes to meetings to offer suggestions. For example, zoom members should be instructed to "raise their hand". Wants to know who is notified when the 30-foot perimeter is not upheld. Suggests the usage of smart phones. Aaron explained that every violation requires at least one picture. At the last meeting there was a lot of energy. Things were said. If someone has something that important to say, perhaps they can notify the board ahead of time.

Lot 671: Last meeting members were told there wasn't a lawsuit against the ranch. Mary replied it is called a legal complaint. Is it possible to get a copy of the letters sent to members in 2007 in regard to the easement? Wants to know the vote count. Has the board identified all out buildings etc. (deeded encroachments) Is there anybody on the board in violation of any encroachment. Would this be a conflict of interest? Wants to know how much this is costing the HOA in legal fees.

Lot 2185: Thanked the Board for volunteering their time. Has concerns regarding the Kiva. Member is a year-round resident. Purchased the property before allowing 24/7 access. The after-hours use is excessive (noise). Would like to have the Board address the problem. Also complaining about the lights installed after 24/7 access approved. Would like this to be less impactful. Last issue is in regards to potentially shifting the overnight from the north side to the south side. Less impactful on year-round (not rentals) residents. **Mary would like this to be an agenda item for the next meeting.**

Lot 2184: Wants to reiterate the 24/7 access at the Kiva. Feels that it could be a good policy for fisherman but is being abused. Member echoes what Lot 2185 stated. Aaron stated the 24/7 access **IS FOR** fisherman only. He checks cards scanned during the wee hours on a regular basis. As he identifies the abusers, they will receive violation notices. This is new this year. Access will be shut off when members violate the rule. The problem is slowly growing worse.

Lot 2175: Lives close to the Kiva. The noise has been going on for years. From a fishing standpoint he questions why fishermen are launching so late. There are many members who support these concerns. Aaron stated he has spoken to about 10 members regarding this problem.

Lot 0892: Has heard that some of the Board members were not happy with CID. Associa has an office in Pleasanton and Stockton. Has heard they are a well-run company. Reduced their assessments \$5 per month.

Lot 559: agrees with switching the overnight docks.

APPROVAL OF PRIOR MINUTES: Sheldon questioned his comment regarding the variance. Wants to strike the line regarding the variance. Move the discussion to second motion.

Andrew motioned to approve April 29, 2021 minutes with the two changes

Bert seconded the motion

Further discussion: None

Approved: 5 ayes 0 Nay

Motion carried

REVIEW OF FINANCIALS: Andrew reported on the discrepancies reported last meeting. He emailed Laurie. There are errors consistently. We still have accounts that are not valid. Errors still on report. Laurie stated they are having issues with staffing and is asking for patience. The financials still have errors. Aaron suggested reviewing but not approving. The complaint has been lodged with CID. The problem is with the accounting not CID in general. Andrew will follow up in the next 2 weeks.

DIRECTOR'S REPORTS:

Sheldon: He shared that in 2019 he purchased property in Diamond 20. Lawsuit was settled. Many thousands of dollars were spent. Wants to ask for an executive meeting regarding the ranch issue.

Bert: Explained when we have executive meetings, we are dealing with a lot of the issues that were brought up during open forum.

Andrew: Reiterated the financial review. Stated that members should put their complaints in writing.

Denise: Explained that she and Bert attended the CCWD. The takeaway was there were no rate increases anticipated at this time. Stated she was surprised at the small turnout.

Mary: Discussed the P&E trails. We, as a board, did go over all of our options after speaking with legal. It is only a legal complaint. We would never spend hundreds of thousands of dollars. After speaking to our attorney, Cal Tel's attorney stated that perhaps they will have to pay to move the fence. We are taking "baby steps". We are waiting for answers. Mary stated that although she does have a P&E easement on the back of her property, it is totally open and usable. No board members have a conflict of interest in regards to the P & E easements. We, as a board, are trying to do the best that we can. We will keep members informed.

MANAGER'S REPORT: Aaron stated that we are approaching the Memorial Day weekends. Make sure you have your membership cards when you enter the Kiva. The Kiva staff are doing the best that they can. 2 staff on duty at all times. Fireworks are not allowed. Aaron will be on call 24 hours a day on holiday weekends. Decals, access cards, etc will be available at the Kiva.

Disk Course is in place. Volunteers are needed to add finishing touches. The weeds are being cleared for searching for errant disks. A Grand Opening is in the works.

Just filled the last of the Kiva positions. Applications are still being accepted for back up. Mary thanked Aaron for his time that he dedicates to the Kiva.

OLD BUSINESS:

- P&E Trail Projects** – While the surveyor was marking locations for the previously discussed trail expansions he ran into an unforeseen issue. The estimate has increased to \$1200-\$1500.

- Rocky Road Service District** - Ryan explained that the Board resigned in June 2020. There is money in the accounts. The Board has been appointed. They have already sprayed for weeds and repaired a major pot hole. The previous Board kept their records in their homes. This Board will not be doing that. They are interested in using the spare office at Black Creek. This Board does not want the county to take the district over. Aaron stated that after calculating costs, it has been determined that the use fee could be between \$1500 - \$2000 per year.

Sheldon motioned to put this on the June agenda. He also volunteered to analyze the cost for the use fee.

Bert seconded

Further discussion: None

Approved: 5 ayes 0 Nay

Motion carried

- Architectural Handbook** - Aaron consolidated the existing handbook to fewer pages. He did make some changes, i.e., correcting typos and changes due to outdated guidelines. (This was due to changes with residential zoning ordinance in California.)

Sheldon motioned to table this item.

Andrew seconded the motion

Further discussion: If any board member has any changes, please send to Aaron.

Approved: 5 ayes 0 Nay

Motion carried

NEW BUSINESS:

- Member Request Lot 2049** – Member is requesting Board authorization to hold a party at the Kiva with 10-12 guests on June 6th. (10 guests is maximum)

Mary motioned to allow 10 plus additional 2 guests. Tables will not be reserved by staff.

Further discussion: Suggested giving a maximum number of additional guests.

Sheldon seconded the motion

Approved: 5 ayes 0 Nay

Motion carried

- Disc Course Sponsorships** – A volunteer has suggested devising a plan to have local business sponsor a hole. (Possible \$500 sponsorship for a set time allotment) This could possibly cover the cost of the entire course and the signs for advertising. Local businesses would have priority. We could possibly hold an auction if there are more businesses interested than the number of holes. Sheldon suggested having an annual fee.

Mary motioned to table this item until June meeting. Andrew will come back with additional information.

Denise seconded the motion

Further discussion: None

Approved: 5 ayes 0 Nay

Motion carried

Architectural Review

Lot 2030 – Member is requesting to build a fence along all open property lines with a variance due to easement on the back property

Mary motioned to approve the building of a fence along all open property lines with a conditional variance due to the easement on the back property. Sheldon wants to add that if it does become developed, the fence will need to be moved to allow minimal passage.

Andrew seconded the motion

Further discussion: Sheldon wants to add that if it does become developed, the fence will need to be moved to allow minimal passage.

Approved: 5 ayes 0 nay

Motion carried

Lot 194 – Member is requesting to build a 50 x 50 fence. No easements.

Mary motioned to approve the fence

Andrew seconded the motion

Further discussion: None

Approved: 5 ayes 0 Nay

Motion carried

Lot 714 – Member is requesting approval to build a fence on the entire property perimeter. No easements.

Andrew motioned to approve the fence with a recommendation that they have their fence 6" from the property line.

Denise seconded the motion

Further discussion: None

Approved: 5 ayes 0 Nay

Motion carried

NEXT MEETING: June 24th @ 6:00 PM

MEETING ADJOURNED: 8:18 PM

Secretary Signature: _____

