



Board Minutes of the Board of Directors Meeting on July 22, 2021

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

Call to order at 6:00 PM

OPEN FORUM: Mary reminded members of the 5-minute limit. Open forum is for members to address the board. It is not “give and take” like at a Town Hall Meeting”. Members are here to observe the Board conduct business. We will be listening but we will not comment unless we have a clarifying question. This gives the Board the opportunity to add agenda items for a future meeting. If you do not believe that we are not running the meeting appropriately and professionally, please go to a county meeting or check UTube to see the proper procedure. We encourage members to run for the Board. Rules for open forum: state your name and lot number and you will have 5 minutes to address the Board.

Lot 636: The Town Hall meeting was successful with 50 plus members. She would like to see the Board of Director’s meetings moved to Saturdays. She would like the Board to send a letter to the Board of Supervisors to ask them to cooperate with CPC. She would also like to encourage members to join CPC. Wants members to stop posting on social media in regards to HOA business.

Lot 701: Sent a letter return receipt requested. The letter is still at the Post Office. Wants to find out why this has happened. Asked about the Cheyenne trail signs. States the HOA must get permission from the Rocky Road District to post signage.

Lot 2185: Wanted to thank the Board for hosting the Saturday Kiva Town Hall Meeting. Thanked the general membership for their attendance. Wants to see a clock for comment time limit at Board of Director’s meetings. Feels that comments are a way to address and inform other members

Lot 702: In regards to Mary’s opening comments. The Board confirmed that members can only address subjects that are on the agenda.

Lot 660: Thanked the Board for the Saturday meeting. Very productive. The 26 Kiva rules are already there and should be enforced. Would like to add that when comments are made, they are part of the record. Says the Board has done a very good job after the outbursts in the last few months.

Lot 671: Asked if the Board has read the ACC and CC&Rs. There is a county ordinance that says you cannot build on the 30-foot easements. Wants to know if there are any answers to his questions. How long does he need to wait for an answer to his questions? He is questioning fines for boat docking, kiva, etc. No one gets fined for the P&E trail violations. Bridlewood riders: Are they using our property at their own “whim”.

Lot 2069: Around the 4th of July member had a dead animal creating an odor. It was coming from the manhole of the sewer system. Called CCWD. They sent someone and said they couldn’t do anything. But then they cleaned the sewer. Then they caulked around the manhole. It took 2 weeks to get fixed. Advised member to attend CCWD board meetings.

Lot 2184: Great meeting Saturday. Wanted to know when to expect answers.

APPROVAL OF PRIOR MINUTES: Bert apologized that he gave out the wrong information regarding the Boat parade. Sheldon asked that if an item is tabled, does it move to the next agenda? Should we use “carried over to old business” instead?

Mary motioned to approve June 24, 2021 minutes

Bert seconded the motion

Further discussion: None

Approved: 5 ayes 0 Nay

Motion carried

REVIEW OF FINANCIALS: Andrew reported. Issue is the same as what the previous Treasurer had. The accounting doesn't account for seasonal changes. It sometimes looks like the budgeted money is more than it is but this is not the case. Kiva closes down, AC isn't used as much etc. We are on budget. There were increased costs due to COVID and over use of the Kiva. **Aaron will get financials on the website.**

DIRECTOR'S REPORTS:

Andrew: AGENDA ITEM Annuity is about to mature. Banks are merging. Once that is completed this month Andrew will get options for investing. Some of the accounts have more than is federally insured. We will need to open other accounts at other banks. Disc course is up and running. He still hasn't heard from Bob Chapman about sponsorships. There are people playing every day. The income will come from the sponsorships.

Denise: Denise reported how pleased she and the Board were that so many members came to the Town Hall meeting with their concerns and more importantly a lot of solutions for the Board to consider. She also reported that she met with one of these members at her home to see the issue of the Kiva lighting. She then went to the Kiva to see if she could come up with some short-term solutions. Woke up at 3:30 and came up with a plan to present to the Board. Fingers crossed!

Sheldon: The Saturday workshop was 'awesome'. A lot of information. Would like to see a Kiva committee created. Sheldon would also like to see if we can create a P&E committee as well.

Bert: Bert is always available to meet with members after the meeting. Has seen some things on social media. There is a lot of misinformation on social media. We are an open Board. We discuss these issues many times and they are in our minutes. Its frustrating to see this misinformation out in the public. He is here to help.

Mary: Regarding a Kiva Committee, we could as a Board meet to compile what we think the members want. Possibly then have another Town Hall Meeting for members to see what the Board has come up with. Would like to move this to an agenda item for the next meeting. Put meeting notes and Denise's "ideas" in a packet. **AGENDA ITEM.** Our board is great. In regards to social media, she is not on social media. We have been accused of keeping secrets. We strive to always let our membership know what is going on. We had a meeting scheduled for 6/29. This was a fact-finding meeting. She was planning on telling the membership about this meeting but was preempted by a member during open forum. We are currently waiting for the rancher's response. This Board went through heavy discussions in 2019 when this situation came to light. We went through legal counsel. Many meetings were held before the legal complaint. She may be board president but it was a group decision to move forward. She hears rumors about her trail use. She trains horses for a living but does not conduct trail rides. She uses them because she is a member and it is her right. Certain people feel she has a conflict of interest. The Board can get a legal opinion. We are trying the best we can.

MANAGER'S REPORT: We passed our two holiday busy times. He also felt the Saturday meeting went. Could you imagine how the CC&R process would have gone if we had a Town Hall Meeting before? The candidate packet has gone out. If you have not received it, please contact the office. Facilities are getting back to normal. Sheldon suggested putting the election/membership meeting up on the marquee and an article on the website.

OLD BUSINESS:

•**Rocky Road Service District** - Tabled from last meeting. Aaron came up with an annual cost of \$3512 for the rental of the room. Marty DeMartini, Andrew Bunch and Sheldon Toso are on the Board. Marty spoke confirming that there is now a Board. Sheldon is president, Marty is vice president and Andrew is director/treasurer. There was a long-term board. They served for many years. It is his understanding that they resigned June of 2020. Towards the end of last year, Ryan Oatts was asked by former supervisor Mills to get on the Board so it wouldn't go back to the county. Ryan contacted Marty. Marty spoke to Mills and agreed. Kevin Gause also agreed to be on the Board. Kevin resigned and Ryan is moving so he also resigned. They then got Sheldon and Andrew sworn in. We have a lot of work and learning ahead of us. We will also seek out additional board members. Asked about using space in Black Creek. Andrew isn't sure what is needed at Black Creek. We have a file cabinet to lock up and a computer. Sheldon agreed that we do need space. Encourages the Board to act on it tonight. If we do not have exclusive use, rent should be less. Meetings should be quarterly. Pay a set fee for storage and then \$50 for meetings. Aaron suggested moving the file cabinet and computer to the conference room. Also recommends that it would benefit Rocky Road for notices to be posted at Black Creek Park. \$1000 per year for annual storage and \$200 for the quarterly meetings. \$200 for postings. Every member who is in the Rocky Road District is also a member of Copper Cove.

Andrew motioned to allow the storage of the documents and computer for free until we figure out the annual cost for the conference room. Pay \$50 per quarterly meeting. Aaron can charge for his time. TABLE THE COST

Denise seconded the motion

Further discussion: None

Approved: 4 ayes 0 nay 1 abstention (Sheldon abstained due to conflict of interest)

Motion carried

Sheldon stated the reason the three of them are involved is because if they are not then it goes to the County and we have no say in the upkeep of our roads. He stressed that we do not want this to go into receivership.

•**Architectural Handbook – TABLED**

•**Disc Gold Course Sponsorships – TABLED.** A volunteer has suggested devising a plan to have local business sponsor a hole. (Possible \$500 sponsorship for a set time allotment)

NEW BUSINESS:

Architectural Review

Lot 957 – Member is requesting pre approval for a storage building. 30' x 42' with wall height of 16'. This requires a variance for the oversize and wall height. Will house RV, tractor and other items currently stored outdoors on the property.

Sheldon motioned to send a letter of non-objection. The board is not opposed to approving a building of this size and wall height. Member to submit plans in the future.

Bert seconded the motion

Further discussion: None

Approved: 5 ayes 0 Nay

Motion carried

NEXT MEETING: August 26, 2021 @ 6:00 PM

NEXT TOWN HALL MEETING: August 28, 2021 @ 11 AM

MEETING ADJOURNED: PM

Secretary Signature: Denise DeMartini