



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

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

VIA ZOOM: Aaron Green

Call to order at 6:01 PM

Flag salute

OPEN FORUM:

Lot 636: Thanked the board for being as transparent as possible during the Pandemic. Says the HOA properties look great. Hopes to see the entire board back after the election.

APPROVAL OF PRIOR MINUTES:

Mary motioned to approve the September 11, 2021 Board Meeting minutes and to correct the statement made by Sheldon to 5%.

Sheldon seconded the motion

Further discussion: Sheldon feels that the minutes should be less specific regarding comments made by Mary and that he also misspoke when stating 10% of members needed to vote on rules. It should be 5%

Approved: 5 ayes 0 Nay

Motion carried

Andrew motioned to approve the September 23, 2021 Board Meeting minutes

Bert seconded the motion

Further discussion: None

Approved: 5 ayes 0 Nay

Motion carried

Mary motioned to approve the September 11, 2021 Executive Meeting minutes

Denise seconded the motion

Further discussion: None

Approved: 4 ayes 1 Nay

Motion carried

Andrew motioned to approve the September 23, 2021 Executive Meeting minutes

Sheldon seconded the motion

Further discussion: None

Approved: 5 ayes 0 Nay

Motion carried

FINANCIAL REVIEW:

Sheldon motioned to table the financials

Andrew seconded the motion

Further discussion: None

Approved: 5 ayes 0 Nay

Motion carried

We will need to set up the new annuity. (Marcus from Goldman Sachs) Straight savings account.

Approximately \$750-800 interest for the year. (.5)

There is also the Capital One 360 account (.5 or .44) Andrew will meet with Amit who offers only interest lost if funds are withdrawn. Fixed 2%.

DIRECTOR'S REPORTS:

Andrew: Working on the 2022 budget forecast. 2020 numbers that CID used to forecast 2021 were wrong. Still working the details for the 2022 forecast. Dues will have to be increased between 5%-6%. The forecast should be ready by the next meeting. Our insurance will be reduced to approximately \$5000 for 2022.

Denise: Denise reported on 2021 violations/courtesy notices. This will be reported at all future meetings.

Bert: Explained we have an election coming up and the delay was due to Ballot Box not the HOA. Annual meeting is scheduled for October 30th. We rarely make quorum so the meeting on 10/30 will be adjourned. Ballots may not be submitted that day. They can be mailed to Ballot Box or handed in on 11/6. The rescheduled annual meeting will be on 11/6. The meeting will start at 1PM and can accept ballots. The results will be announced at approximately 3:00 PM for officer seating. 25% is quorum. We have approximately 403 ballots to date. We need 510. Quorum on 11/6 is 15%. The 10/30 meeting is adjourned to save money. Bert encouraged the members to vote! Bert is always willing to meet with members to answer any questions.

Sheldon: None

Mary: None

EXECUTIVE MEETING WAS HELD ON 9/28/21

Agenda: Numerous violations were processed

MANAGER'S REPORT: None

NEW BUSINESS:

Member request to reinstate an Activities Charter.

Member spoke to the Board about the flea market that was held in previous years. Would like to reinstate the flea market/activities Charter. Member is willing to head the Charter. Andrew stated he knows of a member who would possibly be willing to be on the Charter. Andrew will contact this member. Mary suggests using Citizens of Copper Cove social media to spread the news of the Charter. Mary also suggested advertising it on the Marquee.

Review current P&E Trail Charter

Mary stated that the maintenance used to be performed by volunteers. Currently it is maintained by the maintenance staff. Stated that the Charter is still in effect. There is a Facebook page for the P&E Trails. Sheldon would like to have a P&E trail meeting. Mary will get back to Sheldon with a date and list it on the Marquee.

Sheldon recognized 14 members of the Kiva Committee. Specifically mentioned Ray, Katrina and Susan. Staffing, docks and hours of operation were the main topics addressed. We need staffing and an attendant "building" at the entrance. Using the old Kiva rules the Committee created policy 002. Photo key cards will require further investigation. Policy 003 will require ALL VESSELS will require registration decals. Limits the number of decals for guests and renters. Decals for members will stay the same. Increase in the policy for guests, renters, temporary sticker for guests and short-term renters. Committee created Policy 004 specifying assignment of docks. North dock changes are subtle. The Committee is requesting an increase in the 2022 budget for additional funds for an additional Kiva attendant and a booth for the additional staff at the entrance. (Approximately \$5000 for the booth). Andrew suggested an easy up instead of a booth.

Sheldon motioned to send out policies for member review on 11/15. Would like our Attorney to review the documents prior to the mailing. Mary modified the motion requesting that the board read over the documents and submit changes before the mailing. Changes to be submitted to Denise for editing by 11/5. She will then send it to Sheldon.

Andrew seconded

Further discussion

Approved: 5 ayes 0 Nay

Motion carried

Review of draft budget: Andrew explained the budget forecast. If the assessment remained at \$248, we would have a \$30,000-\$35,000 deficit. With a 6% increase to \$263 there will be a balanced budget. Mary recommended keeping \$2000 for the P&E trail budget and move the remainder to Kiva compensation. (The assessment equals \$22 per month per lot)

Mary motioned to approve the 2022 annual budget forecast with the proposed changes

Andrew seconded the motion

Further discussion: None

Approved: 5 ayes 0 nay

Motion carried

Architectural Review

Lot 0001 – Request to construct a room addition under an existing deck on top of an existing foundation AND a 10 x 10 shed.

Andrew motioned to approve Request to construct a room addition under an existing deck on top of an existing foundation (modified motion to approve 10 x 10 shed) (pending County approval)

Mary seconded the motion

Further discussion: None

Approved: 5 ayes 0 nay

Motion carried

Lot 0203 – Request to construct a fence on the west along Copper Cove Drive and front property to driveway. (Construction was started prior to approval)

Mary motioned to approve fencing with appropriate utility set backs

Andrew seconded the motion

Further discussion: Sheldon questioned the set backs

Approved: 4 ayes 1 nay

Motion carried

Lot 0688 – Request to approve fence that was built without prior approval. The fence/gate is blocking the P&E easement.

Mary motioned that the fence is approved but the gates must be removed to allow free access of the P&E easement.

Andrew seconded the motion

Further discussion: None

Approved: 5 ayes 0 nay

Motion carried

Lot 0982 – Request to install a ground mounted solar panel system. Appears to meet current guidelines.

Sheldon motioned to approve the ground mounted solar panel system subject to County approval

Bert seconded the motion

Further discussion: None

Approved: 5 ayes 0 nay

Motion carried

Lot 1883 – Request to build an oversized building for large boat and jet skis. (size/wall height over 10 ft. (It will be located behind home and off the road. Variance required)

Sheldon motioned to approve oversized building with a variance for size and wall height subject to County approval.

Andrew seconded the motion

Further discussion: None

Approved: 5 ayes 0 nay

Motion carried

Lot 1933 & 1934 – Request to amend already approved plan due to material change.

Mary motioned to approve amended previously approved plan. Amended the motion to add any lot line adjustments still constitute original plot plan of the association and assessed dues on original number of lots.

Andrew seconded the motion

Further discussion: Sheldon asked about lot line adjustments. Modifications to lot line adjustments would have to go to a member vote. Sheldon would like to guarantee that this member will pay two assessments. Suggests sending a letter. Aaron stated whenever there are lot line adjustments, he will submit a generic statement requiring two assessments.

Approved 5 ayes 1 nay

Motion carried

(Tabled from last meeting) Lot 2076 – Sheldon met with the member. The house is not located on the plot plan that was originally approved by the ACC. The house was moved after approval. Now there isn't room for a garage.

Sheldon motioned to have member submit a new plan showing where the house is currently located with the proposed parking pad with size.

NO second

Further discussion: Mary explained why we are struggling with this decision. Denise states that we are postponing the inevitable.

Motion died

Mary motioned to approve the proposed plans with the parking pad.

Andrew seconded

Further discussion: none

Approved 4 ayes 0 nays 1 abstention

Motion carried

OLD BUSINESS: None

OPEN FORUM:

LOT 660: Questioned whether lot 2076 is CDF compliant. Variance must also be approved for fire safety. Has the county approved the variance?

NEXT MEETING: November 18, 2021 @ 6:00 PM

MEETING ADJOURNED: 8: 41PM

Secretary Signature: Denise DeMartini