



COPPER COVE ASSOCIATION

Board Minutes of the Board of Directors Meeting on November 18, 2021

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

ABSENT: Kevin Gause

Call to order at 6:03 PM

Flag salute

Mary welcomed Kevin Gause to the Board who is absent tonight.

OPEN FORUM: None

Copper Elementary PTC: The PTC is requesting to advertise on our website for a Christmas decorating contest throughout the community. There is no fee to enter and they only wish to use the website for advertising. They are asking for us to advertise and send out an email blast.

Denise motioned to approve advertising of this holiday event on our website including an email blast.

Mary seconded the motion

Further discussion: None

Motion Approved: 4 ayes 0 nay 1 abstention

Motion carried

APPROVAL OF PRIOR MINUTES:

Andrew motioned to approve the October 28th Board Meeting minutes

Mary seconded the motion

Further discussion: Mary requested a modification to the motion

Approved: 4 ayes 0 nay 1 abstention

Motion carried

Andrew motioned to approve the November 6th Board Meeting minutes

Mary seconded the motion

Further discussion: None

Approved: 4 ayes 0 nay 1 abstention

Motion carried

EXECUTIVE MEETING WAS HELD ON 10/28/21

Agenda item: Legal

FINANCIAL REVIEW:

Sheldon questioned the following:

Operating MBC amount

Reserve transfers in transit

Replacement provisions

Unpaid Accounts

Thanked Aaron for the account numbers being listed

Aaron will send Sheldon an email listing three CID accounts

Reviewed September 2021 Financials

Reviewed October 2021 Financials

DIRECTOR'S REPORTS:

Andrew: Will need to schedule the installation of Disc Golf signage. First tee will be relocated.

Denise: Thanked everyone for voting in the election.

Kevin: Absent

Sheldon: Joined the board a year ago. Stated that there was a lot of negative energy before joining the Board. Feels that he has helped this negativity lessen. Some disappointments are paying for expenses without approval. There was a legal complaint sent to a member. Withholding information. Asked for a copy of the CID contract. Feels that the CID contract needs to be reviewed next year. i.e., forgiveness of interest. Did legal counsel approve the contract? Budget process was disappointing. Trails: We're spending money and not getting anything resolved. Would like to see the cost of the trails. Would like to see us address all encroachments. Will fight for the following: Changing the CCRs, CID contract/conflict of interest. Wants to eliminate CID's rights to interest/late fees. Feels that the missing director's pictures on the wall is a disappointment. Questioned the need for ADA compliancy,

Mary: Happy Thanksgiving

VIOLATION REPORT:

50 Kiva issues were addressed during the season. Many have been closed out. There are 18 violations still open. Architectural violations: 8 with 4 into second notice. Issues for fitness room and park violations: approximately 15 open

MANAGER'S REPORT: Staffing for the new year. We had two people at the Kiva that we didn't want to lose. One employee will be working part time at the Kiva and the other will be working maintenance. They will be going to full time for the summer season. Black Creek Park (maintenance) looks great. Rebecca will be taking on more clerical responsibilities.

OLD BUSINESS: The Board reviewed the Kiva Rules and Policies after receiving them from the newly formed Kiva committee. The Board made several changes to the documents. **Aaron will give the Board a cost analysis for the card machine and new printable cards. Soft roll out: Post at Kiva, marquee and website that key cards need to be changed by a certain date. They will need to hand in their old card and the office will reissue the new printed card. Old cards will be deactivated.** Aaron will consolidate/revise Kiva rules. (10)

Mary motioned to make the changes then email blast the documents and post them on the website. Add these documents to the December 16th Board meeting agenda. Aaron will condense the Kiva rules to be consistent with Kiva Policies 2-4.

Andrew seconded

Further Discussion:

Vote: 4 aye 0 nay 1 abstention

Motion carried.

NEW BUSINESS:

Lot 956 is requesting hall rental on June 11, 2022 with the use of the kitchen and is requesting a portion of the grassy area near playground and baseball diamond.

Andrew motioned

Mary seconded the motion

Further discussion: none

Approved: 3 ayes 0 Nay 2 abstention

Motion carried

OPEN FORUM:

LOT 702: Member questioned 9/11 executive meeting not referenced in the minutes. Aaron will provide a list for approval at the next board meeting. Reminded the board that the boat ramp is part of the Kiva and is not mutually exclusive.

Lot 902: As the board was going through the policy tonight, Sheldon, who did the major lifting and authored the new policy, didn't respond to why the changes were put in place when the Board had questions. He would answer if a question was directed at him otherwise sat silent. It is frustrating to be in the audience and witness this. He mentioned how he wanted the issue currently "being negotiated" in Executive Board Meeting relating to the Equestrian trail resolved and ended. He should not mention legal items discussed in Executive session. He suggested that his picture and another board member's picture wasn't posted outside of the office. Member told him on more than one occasion over the past year that he "needed" to give the office a picture. Each time he just shrugged his shoulders and moved on. He mentioned he was going to push to get the CC&Rs updated. Member mentioned that we had addressed this issue a couple of years ago. A draft was made up and they were working on it prior to COVID. It was costly and there were issues that need to be worked through. Director mentioned that our facilities are not ADA Compliant. He made this same comment when he first came on to the board and was told that we are a private community and this is not a requirement.

Denise explained that the CCRs have been worked on but due to COVID, the process halted. Denise suggested scheduling a Town Hall Meeting in February. Possibly having an event with refreshments. 50% plus 1 to pass. \$18,000-\$20,000 for voting/mailing.

NEXT MEETING: December 16th – 6:00 PM

MEETING ADJOURNED: 8:44 PM

Secretary Signature: Denise DeMartini