



COPPER COVE ASSOCIATION

Board Minutes of the Board of Directors Meeting on March 31, 2022

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

Call to order at 6:00 PM

Flag salute

OPEN FORUM:

Lot Number 702: Says there are 26 errors in the Kiva 2nd draft document

Lot Number 247: Reported on the sewer failure at the Kiva: Lost a copper pipe. Spoke with Damon who was very apologetic that members were not notified. White fence at Kiva needs to be replaced. Needs to be replaced next year. Maintenance will fill the divot. Golf cart: CCWD is willing to let us use their shed for storage.

Lot Number 2013: Wants to know if the Kiva parking lot will be repaired.

Kevin Reported on a question that was asked at the last meeting regarding why the trails were closed. (October 2, 2008 letter that was read.) The reason the trails were closed, along with the Kiva, Black Creek Park and the office, was because at that time M & C was our management company and did not pay our Worker's Comp insurance. So, since the Association had no Worker's Comp insurance, everything was shut down until it was reinstated.

APPROVAL OF PRIOR MINUTES:

Denise motioned to approve the following minutes with notated changes:

February 17th Executive Meeting Minutes (change were to would)

February 17th Board Meeting Minutes with "if" added to AC minutes.

February 22nd Board Meeting Minutes

Mary seconded the motion

Further discussion: Mary explained the process for the P&E trail rules. There is no record of the 28-day review. The P&E signs are different than the ones that are listed in the 2008 letter minutes. The Board will send these rules for 28-day review. Denise also brought to the Board's attention that the "2008" letter did not have the changes in it that the Board specified in their minutes. There is no proof that this letter went out to the membership and that this copy is possibly the draft for the Board's review.

Approved: 5 yes 0 nay 0 abstention

Motion carried

EXECUTIVE MEETING WAS HELD ON 3.31.22

Agenda items: Fee Waiver, Member Complaints, Personnel, Legal.

FINANCIAL REVIEW: February 2022

There were 2 items from last meeting and 1 this month that are in question-These are listed as high but they are being accrued. Legal and professional services that were not paid in a timely manner last year. Mary stated that legal discounted these professional services due to this error. We also received approximately \$4000 in credits due to managerial issues. In the next month or two we will revisit reinvesting the annuity due to interest rates. (AGENDA ITEM) Andrew will bring options to the April meeting. Sheldon asked questions regarding the financial report as well as the year end totals. Andrew will look into Sheldon's questions. Mary will forward Laurie's email as to what can be written off and what isn't allowed.

Andrew motioned to move the money market account to Marcus by Goldman Sachs savings account at 0.5% (10 months) approximately \$238,000.

Sheldon seconded the motion

Further discussion: Kevin asked if we should wait until the April meeting. Andrew stated that there are zero costs to change to this account.

Approved: 5 ayes 0 nay 0 abstention

Motion carried

DIRECTOR'S REPORTS:

Denise: Wants to thank Rebecca for hanging in there and running the office in such a professional manner.

Andrew: Met with maintenance regarding the disc golf course. (i.e., signs etc.)

Sheldon: None

Kevin: None

Mary: Mary explained that Rebecca is our acting manager. She has been doing an outstanding job. Mary has been holding weekly staff meetings. Sheldon has also been helping out especially with the opening of Kiva. Mentioned the new Kiva cards. The card machine took awhile to get up and running. Appreciates the Board for stepping up during this time.

MANAGER'S REPORT: Rebecca wants to thank everyone for helping out with the mailings. She also wants to thank the Board for their support. Mary specifically thanked Nancy Henderson for her assistance.

OLD BUSINESS:

Kiva Rules And Policies: 2nd draft of policies for the Kiva were mailed to the membership.

Sheldon motioned to approve policies 002, 003, and 004

Andrew seconded the motion

Further discussion: none

Approved: 5 ayes 0 nay 0 abstention

Motion carried

Disc Golf: Andrew explained the disc golf signs and rules/instructions for playing. Nancy Henderson suggested posting a map of the course at the first hole. Andrew is working on this now. Andrew went over the tees with maintenance. 154 bags of concrete are needed. (Approximately \$700)

Andrew motioned to approve the signs and concrete not to exceed \$1500.

Mary seconded the motion

Further discussion: Kevin would like to see any projects/issues that are already in existence completed and will not vote for any new items until then.

Approved: 5 ayes 0 nay 0 abstention

Motion carried

NEW BUSINESS:

Pickle Ball: Member thanked not only this Board but past Boards for all of their hard work. He also thanked the staff and volunteers. Member explained pickle ball. Member is requesting the HOA to consider putting in a pickle ball court by modifying the existing basketball court. Phase 1 cost: \$1640 - Phase 2 cost: \$45,000. Would also like to see basketball hoops designed for younger children. Member would like to promote some interest. Possibly run kids camps through Parks and Rec. Ultimate goal is to have 2 dedicated pickle ball courts. Pickle ball nets are movable. Basketball and pickle ball can be played simultaneously. Possibly post signs with time slots for both sports on the marquee. Concrete lasts longer but asphalt can be used as well. Member has already purchased a net. Possibly gauge interest by making one court on the existing basketball court. Andrew asked the member for specific dates and times so that maintenance can post it on the marquee.

Andrew motioned to have member submit times and dates for a single court (no permanent lines etc.) and we will post it on the marquee.

Denise seconded the motion

Further discussion: none

Approved: 5 ayes 0 nay 0 abstention

Motion carried

Computer: A second computer is needed for the office. Rebecca's computer should also be replaced.

Sheldon motioned to purchase 2 towers not to exceed \$1900 (reserve fund to be used)

Mary seconded the motion

Further discussion: Denise suggested 2 towers. Sheldon revised his motion.

Approved: 5 ayes 0 nay 0 abstention

Motion carried

Kiva/Golf Cart: Board declined to provide this service at this time.

Kiva/Aluminum Boat: Purchase of an aluminum boat for the Kiva to maintain docks etc. Kevin will locate one.

Kevin motioned to approve the purchase of an aluminum boat with oars not to exceed \$1500.

Kevin and Sheldon will look at the Adame boat.

Sheldon seconded the motion

Further discussion: none

Approved: 5 ayes 0 nay 0 abstention

Motion carried

Kiva Work Shirts: Requesting approval to purchase shirts for maintenance and Kiva staff. Green for maintenance and burgundy for office staff

Denise motioned to approve the request to purchase additional shirts/sweatshirts for maintenance and Kiva staff not to exceed \$1000

Sheldon seconded the motion

Further discussion: none

Approved: 5 ayes 0 nay 0 abstention

Motion carried

Signs for Kiva: Signs need to be ordered for the Kiva/Black Creek.

Sheldon motioned to purchase the signs not to exceed \$1000

Mary seconded the motion

Further discussion: none

Approved: 5 ayes 0 nay 0 abstention

Motion carried

Ballot Box: Received a bid from Ballot Box for an in-person meeting with an extra meeting if quorum is not met. \$6999

Mary motioned to accept bid from Ballot Box for an in-person meeting with lack of quorum amendment.

Andrew seconded the motion

Further discussion: Sheldon asked where Ballot Box is located. Tustin, CA

Approved: 5 ayes 0 nay 0 abstention

Motion carried

Commercial Cleaning Company: Perform cleaning as needed using local businesses.

AMA Youth Sports/Little League: Request to use ball fields starting immediately until the end of May. Certificate of liability will be provided upon approval from both organizations.

Mary motioned to approve AMA Youth Sports/Little League use of the ball fields. (Certificate of liability to be provided)

Denise seconded the motion

Further discussion: none

Approved: 5 ayes 0 nay 0 abstention

Motion carried

Defensible Space Signs/Banners: Board decided this is unnecessary at this time.

Reserve Expenditure: Sheldon, along with Kent and Pat, would like to come back next meeting with a list of what needs to be replaced or extended. Once we have the determinations, quotes will be requested.

Monthly Hall Reservation – Rocky Road: Requesting the use of the Black Creek Hall to hold Rocky Road Meetings on the 2nd Thursday of the month at 6pm until 9pm. This will include the PA system. Rocky Road will be responsible for set up and break down of tables and chairs.

Denise motioned to approve the use of Black Creek Hall for Rocky Road (2nd Thursday of the month) including the PA system.

Mary seconded the motion

Further discussion: none

Approved: 5 ayes 0 nay 0 abstention

Motion carried

ARCHITECTURAL REVIEW:

Lot # 0316: Member is requesting to fence in the property and build a shade structure near the back of the property.

Sheldon motioned to approve member request to fence in the property and build a shade structure near the back of the property (Subject to County permits, if required)

Andrew seconded the motion

Further discussion: none

Approved: 5 ayes 0 nay 0 abstention

Motion carried

Lot 0425: Member is requesting to put a 4-foot fence across the front of the property with horizontal wooden slats and build a carport shade covering next to the home.

Mary motioned to approve member request to put a 4-foot fence across the front of the property with horizontal wooden slats and build a carport shade covering next to the home. (Subject to County Permits)

Andrew seconded the motion

Further discussion: none

Approved: 5 ayes 0 nay 0 abstention

Motion carried

Lot 0541: Member submitted request to build a Single-Family-Residence (SFR) (2 bed/2 bath) with a 2-car garage.

Sheldon motioned to approve the SFR with a 2-car garage (Subject to County permits)

Mary seconded the motion

Further discussion: none

Approved: 5 ayes 0 nay 0 abstention

Motion carried

Lot 1629: Member submitted request to build a Single-Family-Residence (SFR) (3 bed/2 bath) with a 1-car garage.

Sheldon motioned to approve the SFR with a variance for a 1-car garage. (Subject to County permits)

Kevin seconded the motion

Further discussion: none

Approved: 5 ayes 0 nay 0 abstention

Motion carried

Lot 1947: Member submitted request to build an oversized one car garage on an existing pad with a 700 sq. ft. storage/living space. Due to minimal building space with steep cliffs a variance is required for a one car garage.

Sheldon motioned to approve the oversized one car garage on an existing pad with a 700 sq. ft. storage/living space. Due to minimal building space with steep cliffs a variance is granted. (Subject to County permits)

Kevin seconded the motion

Further discussion: none

Approved: 5 ayes 0 nay 0 abstention

Motion carried

Lot 2101: Member's application was approved on 12/1/20 for a metal garage adjacent to home. Member would not like to build a tuff shed painted to match home.

Andrew motioned to approve the tuff shed building painted to match home. (Subject to County permits if required)

Kevin seconded the motion

Further discussion: none

Approved: 5 ayes 0 nay 0 abstention

Motion carried

OPEN FORUM: None

NEXT MEETING: April 28, 2022 – 6:00 PM

MEETING ADJOURNED: 8:50 PM

Secretary Signature: Denise DeMartini