



# COPPER COVE ASSOCIATION

## Board Minutes of the Board of Directors Meeting on May 26, 2022

**PRESENT:** Mary Braly, Denise DeMartini, Andrew Bunch, Kevin Gause

**ABSENT:** Sheldon Toso

Call to order at 6:09 PM

### OPEN FORUM:

**Lot Number 0868:** Mary explained that his issue is a personnel matter. Member refused to stop speaking. Mary asked member to leave. Mary adjourned the meeting at 6:12 pm. Meeting reinstated at 6:13 pm. Member explained that he was involved in an altercation with another Kiva employee. Member was an employee at the time. The member called the sheriff after another employee “put his hands on him”. There is video showing the altercation. There is a case filed with the Sheriff’s department. He feels that he has grounds for a civil suit against the other employee and the HOA. Member wants to question the other employee and get an apology or wants him suspended for one year. Mary explained why she asked him not to speak was because it was a personnel issue. The other member is a retired peace officer. He organized a meeting to train Kiva staff. This member was also present at this meeting. Mary was stunned that sheriff was called. Lot 868 was hired due to his background. Mary spoke to the sheriff and he stated that there wasn’t a case. Video was checked. The argument was mutual. Afterwards Lot 868 quit. Mary reminded the audience that recording is not allowed.

**Lot Number 3134 Canoe Street:** Board approached member to reactivate the pedestrian trail that has been dormant for many years. The original owners barricaded the trails. Was offered a reduction in his setbacks in exchange of opening the pedestrian trail. Stated that he has been “bribed and threatened” by the HOA. Feels that the HOA is forcing him to reactivate the trail. Wants to withdraw his agreement to reactivate the trail. Mary answered that there was an agreement that a variance was granted on the north and east side of the property. The easements have been active. Also, a variance was granted on his Canoe property. The letter was not a threat but asking what the timeline would be. This agreement was in writing. In regards to the proposed bribe, Mary offered the member 2 ducks since he already had ducks. She was happy that they had a new home. Approximately four hours later the ducks were back in her front yard. In regards to what has been agreed to regarding the variances granted, member would need to meet the Board in an executive meeting. Rebecca will look up the minutes for this matter. Kevin explained that there is a trail in Hoko Court that isn’t open. Mary stated that it is opened. The easement never goes away. The Board is trying to work with members to open trails. Kevin read from the CC&Rs regarding the easements. (including: restrictions, maintenance, repair and upkeep)

**Lot Number 1866:** Member came to the HOA on May 9<sup>th</sup> to complain about one of their neighbors. Mary stated that we would be addressing this issue at the adjourned Executive Meeting after the Board meeting.

**Lot Number 1961:** Questioned whether the Kiva’s cameras are 24 hours access.

**Lot Number 1023:** Feels that rules should apply to all members including employees.

**Lot Number 2069:** Has a general question regarding insurance. Wanted to know if this was a common problem. We are in a high-risk area for fire.

**APPROVAL OF PRIOR MINUTES:**

**Denise** motioned to approve the following minutes

**April 28, 2022 Executive Meeting Minutes**

**April 28, 2022 Board Meeting Minutes**

**Andrew** seconded the motion

**Further discussion:** none

**Approved:** 4 yes 0 nay 0 abstention

**Motion carried**

**EXECUTIVE MEETING WAS HELD ON MAY 26, 2022**

Agenda items: Violation Hearings, Fee Waiver, Personnel

**FINANCIAL REVIEW:** April 2022. Andrew reported that we received the financials in a timely manner. Same issues from previous months that will balance out soon (due to accrual). There were money market issues with no activity. Andrew will move the funds in the next two weeks. Kevin questioned legal costs. Andrew explained that these are costs from last year and paid this year.

**DIRECTOR'S REPORTS:**

**Denise:** Very impressed with Rebecca and Debbie in the office. Rebecca is doing an awesome job in her new position. We are very appreciative of her stepping in.

**Andrew:** Would like fencing at Black Creek on the next agenda. Rebecca has already contacted a fencing company.

**Sheldon:** Not in attendance

**Kevin:** Spoke regarding the boat that we want to purchase. Seller is waiting for the check. Would like to see rules being applied to all members equally including fees and fines. Denise explained that the procedure is that courtesy letters and second notice letters are sent out first before fining. Kevin wants to know why we don't have an ACC Board. Denise and Andrew both explained the reasoning why the Board did away with the ACC which was to make the process timely and efficient for all members.

**Mary:** None

**MANAGER'S REPORT:** We have enough staff for the Kiva. We have had some vandalism and we will be installing another camera and repositioning another camera.

**OLD BUSINESS:**

**Reserves:** moved to next agenda

**NEW BUSINESS:**

**Lot 0956:** Member requesting large party at Kiva

**Andrew** motioned to approve member's request for a large party at the Kiva

**Kevin** seconded the motion

**Further discussion:** none

**Approved:** 3 yes 0 nay 1 abstention

**Motion carried**

**Crossroads Church:**

**Mary** motioned to approve Crossroads Church to use the baseball fields.

**Kevin** seconded the motion

**Further discussion:** none

**Approved:** 4 yes 0 nay 0 abstention

**Motion carried**

**ARCHITECTURAL REVIEW:**

**Lot 0621:** Member is requesting approval to build a 3 bedroom. 2.5 bath home with attached garage, deck and fence.

**Andrew motioned to approve member's request to build a 3 bedroom. 2.5 bath home with attached garage, deck and fence.**

**Kevin seconded the motion**

**Further discussion: none**

**Approved: 4 yes 0 nay 0 abstention**

**Motion carried**

**Lot 0662:** Member is requesting approval to replace an existing deck

**Andrew motioned to approve member request replace existing deck**

**Denise seconded the motion**

**Further discussion: none**

**Approved: 4 ayes 0 nay 0 abstention**

**Motion carried**

**Lot 0421-0422:** Member is requesting approval to build a 6' cyclone privacy plus fence.

**Mary motioned to approve member request to build a 6' cyclone privacy plus fence.**

**Kevin seconded the motion**

**Further discussion: none**

**Approved: 4 yes 0 nay 0 abstention**

**Motion carried**

**OPEN FORUM:**

**Lot #0418:** Wanted the paragraph regarding amendment to the Bylaws read. Wants to know why there are so many versions of the governing docs.

**Lot #636:** Wants to know what Davis Stirling "trumps". Davis Stirling comes into play when the CCRs are outdated.

**ADJOURNED:** 7:43 PM

**NEXT MEETING:** June 23, 2022 - 6:00 PM

Secretary Signature: Denise DeMartini