



# COPPER COVE ASSOCIATION

## Board Minutes of the Board of Directors Meeting on July 28, 2022

**PRESENT:** Mary Braly, Bert Soske, Andrew Bunch, Kevin Gause, Sheldon Toso

Flag Salute

Call to order at 6:06 PM

### OPEN FORUM:

**Lot Number: 0702** Question regarding annual meeting. Question the adjourned meeting time and date.

**Lot Number: 1909-1910** Suggested meetings be held on Saturday. Wants to know status of complaints, and where money is allocated for dock fees.

**Lot Number: 1866** Requested time frame for complaints explained these take a process.

**Lot Number: 0934** Home was involved in fire on Cheyenne Rd. Wanted clarification how weed abatement and defensive space is handled on empty lots. Possible town hall or committee. Add to next agenda.

**Lot Number: 0303** Suggest contacting CalFire, Copper Fire to teach defensible space before the hot weather arrives.

**Lot Number: 0660** Fire chief will be at the next Rocky Road meeting.

**Lot Number 0076 (zoom)** Suggest lowering overnight docking fee during the week. Boat broke down last year when paid for Labor Day Weekend would like to use those funds for this coming Labor Day Weekend. Possibly include boat decal fee with yearly assessment.

**Lot Number 1909-1910** Fire is very concerning. Questioning if board has ability to fine member for not doing weed abatement.

### APPROVAL OF PRIOR MINUTES:

**June 23, 2022, Executive Meeting Minutes**

Not approved. Further review requested to be done in next executive meeting.

**June 23, 2022, Board Meeting Minutes**

**Andrew approved open meeting minutes**

**Mary second the motion**

**Further Discussion:** Kevin had question regarding Denise resignation letter should not be in the minutes. **Denise** stated the letter is part of the minutes because it was read as a part of the minutes and should remain in the minutes.

**Approved: 3 yes 2 nay 0 abstention**

**Motion carried**

### EXECUTIVE MEETING WAS HELD ON July 28, 2022

Agenda items: Hearing, Violations, and Personnel

**FINANCIAL REVIEW:** June 2022.

**Sheldon** had a question on legal and professional services over budget.

### DIRECTOR'S REPORTS:

**Sheldon:** Suggested marquee posts should be related to association business and events. Commented on P & E Trail signs to be addressed in upcoming Rocky Road meeting. Attempted to speak with HOA legal counsel and is confused to why he was denied, must be approved by the board. Feels the board is violating civil code regarding reserves. Would like to have review of CID contact on the next agenda.

**Kevin:** Read a paragraph called Majority Breach. Read excerpts of every paragraph from Denise DeMartini's resignation letter from the June meeting with his rebuttal. Stated he ran for the board because he felt his concerns and questions were not being heard or addressed by the manager or the board at the time.

**Andrew motioned to sensor Kevin for causing a disruption to the meeting, personal attacks against directors and disclosing confidential information from executive meeting.**

**No second.**

**Andrew: NONE**

**Mary:** Explained how an open board meeting is supposed to be conducted. Stated how the association was poorly run prior to the hiring of a professional management company, CID. Stated her term is up and she is not re-running. Wishes the new board members the best of luck.

**Bert:** Introduced himself as the appointee for Denise DeMartini's remaining term. Had explanations for past situations that occurred when he served as board member. Expressed that our dues are low and will try to keep them that way.

**Managers' Report:** The Kiva staff has done a remarkable job throughout the season, July 4<sup>th</sup> weekend was busy with members enjoying the long weekend, there were six violations written 2 for member giving card to nonmembers, 2 for overnight docking without a reservation and 2 for smoking in a nonsmoking area.

California State law requires employers to offer a retirement plan to all employees 18 and older with 5 or more employees. I looked into ADP and Cal Savers. The association went with Cal Savers it was the better plan, there are no fees or employer contribution required.

Ballot Box has mailed out ballots on July 18, 2022, for the upcoming election. If you have not received your ballot, contact the Ballot Box directly. If you have received your ballot it needs to be mailed to the Ballot Box do not drop off ballots at the office or leave under the door. The association does not handle the ballots. If left at the office, they will be destroyed.

**Sheldon** wanted to thank Rebecca for being with us out here and hopes that she continues to join us.

#### **OLD BUSINESS:**

**Reserves:** Make sure it's in the budget we are using reserves.

**Treadmills:** Fitguard, Advanced Exercise and Foundation Fitness submitted bids.

**Bert motioned to go with Fitguard**

**Andrew second**

**Further discussion: none**

**Approved: 5 yes 0 nay 0 abstention**

**Motion carried**

#### **NEW BUSINESS:**

**ACC Committee:** Carried over to August 25, 2022, meeting.

#### **MEMBER REQUEST:**

**Lot 0303:** Member requesting on behalf of the Garden Club to rent the hall for the Smokey Bear/Woodsy Owl Poster Contest on December 20, 2022, and January 10, 2023, from 9:30AM-11:30AM

**Andrew motioned to approve**

**Bert seconded the motion**

**Further discussion: none**

**Approved: 5 yes 0 nay 0 abstention**

**Motion carried**

**Lot 1702:** Reserve Kiva on August 20, 2022, for a large gathering of 50 people.

**Kevin motioned to approve with member carpooling**

**Andrew seconded the motion**

**Further discussion:**

**Approved: 5 yes 0 nay 0 abstention**

**Motion carried**

**Lot 0850:** Member reserve the hall for Friday 8/28/2023.

**Andrew motioned to approve with hall reservation 2023 with stipulation does not impede access to the fitness room and daily function of the office.**

**Kevin seconded the motion**

**Further discussion: none**

**Approved: 5 yes 0 nay 0 abstention**

**Motion carried**

**Lot 0825:** Use Kiva parking lot on September 16, 2022, on behalf of Bay Area Cobra Club for 4-6 hrs.

**Sheldon motion to approve if it is restricted to September 16 utilize 10 spaces without liability to the association.**

**Andrew second the motion**

**Further discussion: none**

**Approved: 5 yes 0 nay 0 abstention**

**Motion carried**

#### **ARCHITECTURAL REVIEW:**

**Lot 0536:** Extension to Build 24'X26' tuff shed garage. 48

**Mary motioned to approve 12-month extensions**

**Sheldon seconded the motion**

**Further discussion: none**

**Approved: 5 yes 0 nay 0 abstention**

**Motion carried**

**Lot 0471:** Manufactured home on permanent foundation

**Sheldon motioned to approve the manufacture home with county permits**

**Mary seconded the motion**

**Further discussion: none**

**Approved: 5 yes 0 nay 0 abstention**

**Motion carried**

**Lot 0471:** Variance for carport canopy.

**Sheldon motioned to deny the carport at this time visit back in 6 months due to review of the ACC guidelines.**

**Mary Second the motion**

**Further discussion: none**

**Approved: 4 yes 0 nay 1 abstention (Bert Soske)**

**Motion carried**

**Lot 0339:** Request to build a home with garage

**Sheldon motioned to approve subject to county permits. Approve trailer on property as construction trailer for one year.**

**Andrew second the motion**

**Further discussion: none**

**Approved: 5 yes 0 nay 0 abstention**

**Motion carried**

**Lara Accountancy Grp:** Tax preparer.

**Mary motion to continue with Lara Accounting for 2023**

**Andrew Second the motion**

**Further discussion: none**

**Approved: 5 yes 0 nay 0 abstention**

**Motion carried**

**Asphalt:** Ken's Asphalt and DRM submitted bids for Black Creek Park and Kiva Parking lot.

**Sheldon motion to use Ken's Asphalt to expend up to \$300,000.00**

**Andrew Second the motion**

**Further discussion: none**

**Approved: 5 yes 0 nay 0 abstention**

**Motion carried**

**Docks:** Dougs Dockworks, Mid-Cal Construction, and HCI submitted bids for south docks.

**Sheldon motion not to exceed \$110,00.00 going with HCI**

**Andrew Second the motion**

**Further discussion: none**

**Approved: 5 yes 0 nay 0 abstention**

**Motion carried**

**P&E Trails:**

Kevin wants a policy and fine chart for the P&E Trails like the Kiva and Black Creek Park have.  
Kevin motion to move forward with rules Sheldon to put together a policy for 28-day review.  
Action Item to be put on the agenda.

**CID Consortium:** Management Company

**Sheldon Motion to carry this over to September 22, 2022, meeting.**

**Andrew Second the motion**

**Further discussion: none**

**Approved: 5 yes 0 nay 0 abstention**

**Motion carried**

**OPEN FORUM:**

**Lot #: 0562**

Requesting a summary of what is discussed in executive meeting. In executive meeting the discussions are hearings, violations, personnel and legal, things that can't be discussed in open forum. If board can discuss some board meeting items in executive session or provide board packet with information to follow along.

**Lot #: 1909-1910**

Asking if the board can discuss board business and present it to the members and make the decision in an open meeting.

**ADJOURNED:** 9:13 PM

**NEXT MEETING:** August 25, 2022 - 6:00 PM

Secretary Signature: Denise DeMartini