



# COPPER COVE ASSOCIATION

## Board Minutes of the Board of Directors Meeting on August 25, 2022

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

**ABSENT:** Andrew Bunch

Flag Salute

Call to order at 6:05 PM

### OPEN FORUM:

Mary announced the annual meeting is August 27, 2022 @ 1:00PM

**Lot Number 1586:** Has concerns about the CCWD Biowaste Plant going up at water plant. What can the association do about it and do they have any say?

**Lot Number 1909 & 1910:** Biohazard and Human Waste will be sold to farmers. You can write them and let them know this is a resort community. Mary motioned to form a committee. Member has emails to contact CCWD. Would like to set up a townhall meeting to inform the community about the biohazard plant. Informed board that Ballot Box has terrible customer service sent member two ballots after requesting one.

**Lot Number 187 8:** Concerns if the association has legal stance and the new biohazard facility will create odor and be an eye sore.

**Lot Number 0982:** Informed of CCWD upcoming projects. Biohazard committee contact CCWD to come to a town hall meeting.

**Lot Number 0636:** Discussed CCWD bio waste is coming, and the plant is to be built somewhere in Calaveras County. Community was not properly informed.

**Lot Number 1677:** Has experience with working with the city and school district, they say they aren't voting but then they vote and pass.

**Lot number 0982:** Questioned is Rocky Road District part of Little John Road? If so, then Rocky Road has a say about CCWD.

**Mary motioned Lot 1909 & 1910 to chair the committee and get with Rebecca to send out emails and flyers and marquee usage.**

**Sheldon second the motion**

**Further discussion:** Sheldon commented the County tried to do the same thing by the dumping of waste from treatment plants in the 1990's and was denied a use permit.

**Approved: 4 yes 0 no 1 abstention (Andrew)**

**Motion carried**

**Lot number 0711:** Concerns of Kiva and there aren't many people going to Kiva. Workers are being rude. Do we have a vote as to what monies are to be spent on? Like how do we get more docks?

**Sheldon** asked if member would like to be on a budget committee. **Mary** explained what a budget committee is and does. **Kevin** explained there is more to getting additional docks then saying let's get more docks, it involves Tri-Dam, engineers and money.

**Lot number 1586:** Was on the Kiva committee and needs clarification on the renting of docks for 7 days then take boat out for 7 seven days. Sheldon would like to see another townhall meeting regarding the Kiva.

## **APPROVAL OF PRIOR MINUTES:**

**June 23, 2022, Executive Meeting hold on this carry over.**

**July 28, 2022, Executive Meeting run abstentions not listing names run through legal. carry over.**

**July 28, 2022, Board Meeting. Carry over run through legal. Add rebuttal, Kevin has statement.**

**Mary motioned to approve the July 28, 2022, Board of Directors minutes with mentioned corrections.**

**Bert seconded the motion**

**Further Discussion: To correct typographical errors and P&E Trials to an action item.**

**Approved: 4 yes 0 nay 1 abstention (Andrew)**

**Motion carried**

## **EXECUTIVE MEETING WAS HELD ON August 25,2022**

Agenda items: Violations, Complaints, Fee Waivers, and Personnel

## **FINANCIAL REVIEW: July 2022.**

Sheldon Budget vs Actual we are negative \$19,847.00, are we going to review the budget with the new board go over the financials? Sheldon will bring it up in the next meeting.

## **DIRECTOR'S REPORTS:**

**Bert:** Thanked Mary for her time on the board and very impressed with her. She has done an excellent job and wishes her luck in her endeavors.

**Andrew:** Not present

**Sheldon:** None

**Kevin:** None

**Mary:** Has learned a lot since being on the HOA, it has been an eye-opening experience, you learn how the association is run, the history of the HOA. Every member who owns property should have to serve for a couple of years, that would be my recommendation.

**MANAGER'S REPORT:** I've recently been working with ADP in lowering the workman's comp insurance. The current monthly fee through State Fund was \$1,843.83 there have been a couple claims in the last few years which contributed to rising cost of insurance. The associations new broker is AmTrust Financial they specialize in small businesses the monthly fee will now be \$525.00. Also, Kens Asphalt will start work on September 19 -23, 2022 repairing the asphalt at Black Creek Park and Kiva parking lot.

## **OLD BUSINESS:**

### **Rocky Road**

Sheldon- Three items. Rocky Road tractor contract. Mailing labels, want to send out a mailing. Hard cable to wire computers. Carry over the next meeting. Kevin feels Rocky Road should have their own store front and be their own entity.

## **NEW BUSINESS: None**

## **MEMBER REQUEST:**

**Lot: 1959** The Copperopolis Lake Tulloch Lions Club requests to use the hall on February 4, 2023, for the annual Crab Feed.

**Sheldon motioned to approve with fees waived**

**Kevin seconded the motion**

**Further discussion: None**

**Approved: 4 yes 0 nay 1 abstention (Andrew)**

**Motion carried**

**CCWD:** Requesting to use the hall on Thursday September 15, 2022, to hold a town hall meeting. The town hall meeting is to inform the Copperopolis community about upcoming projects.

**Mary motioned to approve; fees not waived.**

**Sheldon seconded the motion**

**Further discussion: None**

**Approved: 4 yes 0 nay 1 abstention (Andrew)**

**Motion carried**

**Calaveras Historical Society:** Requesting to use the hall for their monthly dinner meeting on September 22, 2022, from 3:00 PM to 9:00 PM.

**Mary motioned to deny request.**

**Sheldon seconded the motion**

**Further discussion:**

**Approved: 4 yes 0 nay 1 abstention (Andrew)**

**Motion carried**

**ACC Committee:** Sheldon volunteer to chair the committee and create a committee.

**Mary Motion for Sheldon to chair the committee for the beginning of the ACC committee.**

**Kevin Second the motion**

**Further discussion: None**

**Approved: 4 yes 0 nay 1 abstention (Andrew)**

**Motion carried**

**Weed Abatement Committee:** carry over to next meeting.

**P&E Trail Rules:** Amend the original violation of rules and regulations fine assessment policy to include P&E Trail policy and fines.

**Action to carry over.** Sheldon to get with Rebecca and get a date to send out the mailing.

**OPEN FORUM: None**

**NOTE:** Sheldon requested the names of Board Members be listed during voting on motions.

**ADJOURNED:** 7:42:PM

**NEXT MEETING:** September 29, 2022 - 6:00 PM

Secretary Signature: Denise DeMartini