



COPPER COVE ASSOCIATION

Board Minutes of the Board of Directors Meeting on September 29, 2022

PRESENT: Kevin Gause, Bert Soske, Andrew Bunch, Sheldon Toso

ABSENT: Gregg Wilson

Flag Salute

Call to order at 6:05 PM

OPEN FORUM:

Lot Number 0591- asked who is what? Andrew explained the remaining board's role.

Lot Number 1909 & 1910- Asphalt should have a seal. Oil will eat up the asphalt.

Lot Number 0956- Voted as a board to let Rocky Road to rent the room for free. They had little money and no reason to move it.

Lot Number 0585- Like to hear from all board members how they feel about Rocky Road using the facility? Andrew is for having the Rocky Road use HOA facilities. Bert believes there is conflict of interest. Rocky Road can use the facilities. Kevin feels Rocky Road should have their own office space elsewhere. Members feel that Sheldon is here to represent the HOA and feels Sheldon is dodging a question. Sheldon how do you feel about using the HOA? Sheldon feels it's a great idea.

Lot Number 0660- My question to people where they have met other than copper cove association. Make a recommendation for rocky road to have meeting here or other places.

APPROVAL OF PRIOR MINUTES:

June Executive Meeting needs to be approved revisit at next meeting.

Minutes of the Executive Meeting on July 28, 2022, Sheldon motion to carry over the next meeting.

Minutes of the Executive Meeting on August 25, 2022

Minutes of the Board Meeting on August 25, 2022

Andrew motioned to approve the following minutes.

August 25, 2022, Executive Meeting Minutes

August 25, 2022, Board Meeting Minutes

Bert seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 1 abstention (Gregg Wilson)

Motion carried

EXECUTIVE MEETING WAS HELD ON September 29, 2022

Agenda items: Hearings, Violations, and Personnel

FINANCIAL REVIEW: August 2022. Andrew gave a run down on the financial report. August 2022 operating account Columbia Bank there was \$155,271.38 with an ending balance of \$81,672.15. There was \$82,738.00 in debits, much of that was back transfers to reserve account that included the paving at Black Creek Park and Kiva that also accounts for payroll. There was \$9,138.96 in credits for operating account. For the reserve account with Columbia Bank there \$291,934.30 ending balance of \$321,133.33 with credits of \$29,199.33. Reserve account with Mechanics Bank money market account beginning balance \$153,990.38 with ending balance of \$154,004.30. Reserve account still with PNC Bank beginning balance of \$257,162.40 with an ending balance of \$257,166.95.

DIRECTOR'S REPORTS:

Bert: Inform everyone he's going on vacation I will be in Greece I tried before to a zoom meeting it didn't work but I will try again.

Andrew: None

Sheldon: None

Kevin: The asphalt and parking lots looks good thank you for protecting the floor. Would like to get the board seated as soon as we can.

Gregg: Absent

MANAGER'S REPORT: The past month a few projects have been completed. The 174 ft of chain link fence was extended to the split rail fence this was installed to keep off road vehicles from entering the park after hours to reduce vandalism.

Ken's Asphalt completed the paving and striping for both Black Creek Park and Kiva parking lots. They did an excellent job the parking lots look great. It was done at an inconvenience time, and we apologize for that.

I want to thank Kathy at Drifters for working with the association by providing a discount launch fee for Copper Cove members.

While the parking lot was closed the maintenance staff, Pat and Kent worked diligently to strip and clean the hall floors. They did a great job, and I would like to thank them for their hard work.

Two treadmills were delivered yesterday, they are commercial grade therefore they require their own dedicated circuit. We are seeking a reasonable electrician, if there are any members that are electricians that you know of, please have them contact the office.

Debbie is no longer an employee with the association she has decided to seek a full-time position, and we wish her the best. We have hired a part time office employee Helena, she will be starting on Monday October 3, 2022.

OLD BUSINESS:

Rocky Road: Move to next Rocky Road Meeting. Rocky Road should stand on their own and have their own space. Go to the next Rocky Road Meeting October 13, 2022, at 6:00 PM

Legal: The board has the ability to amend the minutes at any time. Some board members wanted names listed on how they vote, legal said either way is acceptable.

NEW BUSINESS:**MEMBER REQUEST:**

Lot 2018: Tenant requesting to use the Black Creek Park for an outdoor cross-country race using the P&E trails and along the baseball field on October 26, 2022. Will provide Liability Insurance if board approved.

Andrew motioned to approve cross country race with signage regarding use of park

Kevin seconded the motion

Further discussion:

Approved: 4 yes 0 nay 1 abstention (Gregg Wilson)

Motion carried

Lot 0135: Requesting to have a gathering of 18-20 family members on October 26, 2022.

Andrew motioned to approve

Bert seconded the motion

Further discussion:

Approved: 3 yes 0 nay 2 abstention (Gregg Wilson & Sheldon Toso)

Motion carried

ARCHITECTURAL REVIEW:

Lot 0653: Build an oversize shop, there is an existing home on property. Variance is required.

Sheldon motioned to approve metal building subject to county permits building exceed 15 ft in height and motion to approve variance.

Kevin seconded the motion

Further discussion: Gigantic/ want neighbors to come for further discussion since it's a variance.

Approved: 3 yes 0 nay 2 abstention (Gregg Wilson & Sheldon Toso)

Motion carried

Lot 0769: Requesting to build an in-law quarter on vacant lot.

Sheldon motioned to approve subject to county permits

Bert seconded the motion

Further discussion:

Approved: 4 yes 0 nay 1 abstention (Gregg Wilson)

Motion carried

Lot 0858: Erect a fence around entire property. Variance was granted on January 28, 2021, board of directors meeting.

Kevin motioned to put on next month agenda.

Lot 1016: Erect fence around entire property with four gates. Variance was granted at January 28, 2021 board of directors meeting.

Kevin motioned to put on next month agenda.

Board Meeting Date: Sheldon would like the board meeting to be moved back to the third Thursday of the month.

Andrew motioned to address this topic at the next meeting for November and December 2022.

Preliminary Budget: Sheldon put together a preliminary budget with an estimate increase in assessments to go out to the membership.

Action item: check with CID when the 2023 budget will be available.

ACC Committee: Updated Policy and Fee schedule. Jack read rules of an ACC.

Action item Kevin to contact legal if board can be ACC. Put on next month agenda.

Review updated CC&R's to be put on next month agenda.

ETC Committee Report: Had first ETC meeting since I stepped down from office. A meeting is every 2nd Tuesday of the month. Went over purposed rule changes each person received copies of those changes. They took them home to review. ETC stands for Equestrian Trail Committee. The big question is the

format for the rules. Maintenance needs to be done; culverts need to be done off Salmon. 2nd culvert needed on salmon. ACC Byron Markwell for fence to go around his property he received a variance on Canoe. Homeowner cleared a bunch of dirt. Status on Inyo court need at least three quotes for fence movement. Sign removal of Hoko Court and Hoya Court both signs have been taken down by the president of the Rocky Road Services. They were taken down because the easements were unsafe. There was a comment that it was illegal to put signs up, county said there was no law stating cannot put-up signs.

Bio Solid Compost Committee: Has been working diligently over the past month. Bio Solid Compost facility they want to put at the water treatment plant. Check to see if a hypothetical application was submitted for a hypothetical usage of the water treatment plant for the Bio Solid Compost facility and they did. Wants board approval to have signs and petitions made to put on certain corners and have a petition to sign.

Sheldon Motioned to approve up to \$500.00 to support committee

Bert countered the motion up to \$1,000.00 to support community

Andrew second the motion

Further discussion

Approved: 4 yes 0 nay 1 abstention (Gregg Wilson)

Motion carried

Weed Mitigation Bids: Received 3 bids for the coming year for weed mitigation at three locations, Black Creek Park, Kiva, and Little John Park.

Foothill Sierra Pest Control- \$6500.00

Alley Tree & Landscape- \$7320.00

Copper Pest & Weed- \$8000.00

Sheldon motioned to approve Copper Pest and Weed not to exceed \$8,000.00

Bert seconded the motion.

Further discussion:

Approved: 3 yes 0 nay 2 abstention (Gregg Wilson & Andrew Bunch)

Motion carried

Weed Mitigation Committee: Looking for members to start a committee.

OPEN FORUM:

Lot number 0961 Iroquois Cir Closed minds and it's very dangerous.

Lot number 0956 When we had the financial clinic Jack attacked me personally because I did not announce the executive meetings. He has been here the last 3 meetings and has not said anything about not announcing the executive meeting.

ADJOURNED: 9:10 PM

NEXT MEETING: October 27, 2022, at 6:00 PM

Secretary Signature: Denise DeMartini