



Board Minutes of the Board of Directors Meeting on January 26, 2023

PRESENT: Andrew Bunch, Bert Soske, Greg Wilson, Denise DeMartini, Sheldon Toso

Call to order at 6:08 PM

Flag Salute

OPEN FORUM:

Lot Number 1909-1910: Member has been attending the CCWD meetings. Kiva drive and Kiva Court belongs to CCWD. They have been abandoned. She has told them that it is a safety issue. The HOA has been dedicated to keeping the Kiva beautiful. Even though CCWD has agreed to put it on their agenda. Wants to thank everyone for their support of the Bio Solid.

Lot Number 1909-1910: The CCWD has directed the board to clean up their 37 unused buildings. The board told them it is unacceptable. They have already started cleaning their properties.

Lot Number 636: For those who are concerned as to what is going on with CCWD she recommends contacting Russ Thomas. She asked him to have CCWD be more transparent when it comes to Copperopolis.

Lot Number 892: Would like to see the microphones connected to zoom. Member in audience recommended that people speak directly into the microphone.

APPROVAL OF PRIOR MINUTES:

Denise motioned to approve the November 17, 2022 Board Meeting minutes

Andrew seconded the motion

Further Discussion: None

Approved: 5 yes 0 nay 0 abstention

Motion carried

Denise motioned to approve the November 17, 2022 Executive Board Meeting minutes

Andrew seconded the motion

Further Discussion: None

Approved: 5 yes 0 nay 0 abstention

Motion carried

EXECUTIVE MEETING WAS HELD ON: January 26, 2023

Agenda items: Violation Hearings, Fee Waivers, Office business and Bad Debt

FINANCIAL REVIEW: Becky reported what was taken out of reserves in 2022. Bert explained that we have one of the lowest HOA fees in the nation. Our budget is tight. We have debt from non-payment of HOA fees. There are many in the HOA who have not paid their dues for years. These members need to pay their debt. Denise explained that the budget is based on the number of the lots not the number of members who actually paid their dues. Denise also explained the process of transferring funds from reserves to the operating budget. We will work with CID to make sure that this doesn't happen in the same fashion. Page two: chain link fence; Page 3: income of \$587,071. Denise reminded the Board that she strongly suggested (in November) that Board members who see a problem in the financials when they receive their reports to please contact Andrew and Becky so that corrections can be made before the meeting so as to not waste meeting time. Sheldon refused to continue with his budget concerns.

DIRECTOR'S REPORTS:

Andrew: Kudos to the maintenance crew for their hard work after the storms. Especially the repairs to the disc golf course. GREAT JOB! Andrew gave his budget report as follows:

FOR NOVEMBER 2022 FINANCIAL REPORT

Operating Account Columbia Bank (Checking)

Beginning Balance: **\$30,531.79** Ending Balance: **-\$3,188.45**

Debits: \$46,121.87

Credits: \$12,401.63

Reserve Account Columbia Bank (Reserve)

Beginning Balance: **\$439.99** Ending Balance: **\$7,733.73**

Debits: \$0.00

Credits: \$7,293.74

Reserve Account Mechanics Bank BUSINESS INVESTMENT MONEY MARKET

Beginning Balance: **\$154,030.04** Ending Balance: **\$154,042.70**

Debits: \$0.00 **Credits: \$12.66**

Reserve Account PNC Bank BUSINESS PREMIUM MONEY MARKET

Beginning Balance: **\$257,175.85** Ending Balance: **\$257,180.19**

Debits: \$2.00 **Credits: \$6.54**

FOR DECEMBER 2022 FINANCIAL REPORT

Operating Account Columbia Bank (Checking)

Beginning Balance: **-\$3,188.45** Ending Balance: **\$52,871.90**

Debits: \$98,902.97

Credits: \$42,842.62

Reserve Account Columbia Bank (Reserve)

Beginning Balance: **\$7,733.73** Ending Balance: **\$7,734.06**

Debits: \$0.00

Credits: \$0.33

Reserve Account Mechanics Bank BUSINESS INVESTMENT MONEY MARKET

Beginning Balance: **\$154,042.70** Ending Balance: **\$119,022.48**

Debits: \$35,030.00 **Credits: \$9.78**

Reserve Account PNC Bank BUSINESS PREMIUM MONEY MARKET

Beginning Balance: **\$257,180.19** Ending Balance: **\$257,184.74**

Debits: \$2.00 **Credits: \$6.55**

Denise: Denise and Bert met with two Rocky Road Board Members to discuss how to best work together. Is looking forward to working closely with Rocky Road's current board.

Bert: Already spoke about delinquent accounts. The amount is substantial. Had a great time in Greece last month. Looking forward to a great year. Just returned from Las Vegas where niece took 2nd nationwide at Cheerleading competition.

Greg: Is new to the Board and is learning and listening. Son is moving to Wyoming. Son will be playing football at University of Wyoming.

Sheldon: Would like to make a recommendation that a reserve specialist come in to explain reserves to the Board.

MANAGER'S REPORT: Becky is working to get the Kiva ready for summer. We will be ordering decals and worker shirts. The Kiva bathroom floors are being repaired. They will update the paint on the steps. The woman's bathroom at Black Creek Park was vandalized last week. We need a bigger monitor for the cameras and a larger security box. New docks are on schedule.

OLD BUSINESS: None

NEW BUSINESS:

Mary Braly approached Andrew to remind him that we had agreed to move the reports up on the agenda.

REPORTS:

Bio Solid Compost Committee: Lots: 1909-1910. (Biosolids chair) We have been successful in collecting 1000 "wet" signatures and 350 on line signatures and submitted them to the CCWD at their last meeting. Next step is to go to the zoning commission to make sure it is not rezoned. Thanked the HOA for their \$1000. They hope to re coop the funds (go fund me or get funds from the other associations). Unofficially the board will not put this bio solid facility in Copperopolis. They cannot put this in writing yet. This was rolled out incorrectly and their plan is "fictional". Andrew asked about a ballot initiative. Our petition is unofficial. The request to rezone the property is still in legal. This is public property. This type of plant has never been put on public property.

Rocky Road Community Service District: John Howsden (RRCSD Board Member) Explained the function of Rocky Road Community Service District. 560 parcels/\$350 per parcel/5 board members. Established in 1984. 3 years ago, the board quit. No significant road work has been done in recent years. Meetings are held every 2nd Thursday at Black Creek Hall.

ARCHITECTURAL REVIEW:

Lot 1509: Member is requesting to convert an existing garage/shop into a 2 bedroom/2 bath accessory dwelling unit (ADU) This lot is zoned R-2 and there are two existing dwellings on the lot. This will make a 3rd.

Sheldon motioned to approve conversion of an existing garage/shop into a 2 bedroom/2 bath accessory dwelling unit (ADU) subject to County permits. Fence will also be installed.

Bert seconded the motion

Further discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion carried

Lot 0230: Member submitted three separate applications.

First Request: approval to install an 18' x 35' carport for RV

Andrew motioned to approve installation of an 18' x 35' carport for RV subject to County permits

Sheldon seconded the motion

Further discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion carried

Second Request: approval to install a 6-foot wooden fence around the parameter of the property

Andrew motioned to approve installation of a 6-foot wooden fence around the parameter of the property.

Sheldon seconded the motion

Further discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion carried

Third Request: approval to add a 30' x 12' foot storage shed next to the carport

Sheldon motioned to approve adding a 30' x 12' foot storage shed next to the carport subject to County permits.

Andrew seconded the motion

Further discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion carried

Lot Number 0858: Member has two applications.

First Request: Requesting approval to install a Generac generator and a 250-gallon propane tank.

Andrew motioned to approve the request to install a Generac generator and propane tank subject to County permits

Sheldon seconded the motion

Further discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion carried

Second Request: Member is seeking approval on two carports, one to cover his RV and the other to cover his pontoon boat. He has an existing carport that he will move to the back of the property to shelter his animals. The current animal shed was destroyed in the storm.

Bert motioned to approve two carports subject to County permits under the condition that the previous easement work be completed first and does not encroach on the P&E easement.

Gregg seconded the motion

Further discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion carried

Lot 8A133: Member is requesting approval for an already built 7-foot redwood and cedar fence. Member was unaware of needing ACC approval.

Gregg motioned to approve existing fence

Andrew seconded the motion

Further discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion carried

Lot 0663: Member submitted two separate applications for fencing.

First Request: approval for 6-foot wooden privacy fence (22 feet) along the front of property next to P&E trail and along the P&E trail (33 feet) leaving the trail an 8-foot opening.

Andrew motioned to approve 6-foot wooden privacy fence (22 feet) along the front of property next to P&E trail and along the P&E trail (33 feet) leaving the trail at 8-foot opening subject to County permits. Member to open trail as previously voted on before installing fencing.

Gregg seconded the motion

Further discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion carried

Second Request: approval for a 6-foot metal fence connected to the proposed privacy fence that will extend to the end of the property/P&E trail for a distance of 129 feet.

Andrew motioned to approve 6-foot metal fence connected to the proposed privacy fence that will extend to the end of the property gradually decreasing from 8-feet wide at the 33-foot mark to 7.5 feet at the 51-foot mark and gradually increasing to 14-feet at the 162-foot mark P&E trail for a distance of 129 feet subject to County permits. Member to open trail as previously voted on before installing fencing.

Gregg seconded the motion

Further discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion carried

OPEN FORUM:

Lot Number 1909-1910: Member would like to know the monetary amount of the delinquent accounts: \$161,000. Agrees with Denise that financials should be discussed in Executive and then reported out. Agreed that reserves may be needed to be used in special circumstances.

Lot Number 0892: Asked about liens on property. Does this affect their credit score?

Lot Number 636: Sheldon mentioned a reserve specialist. Would like to know how much a specialist would cost? Andrew feels that you can look up reserve functions on the internet and save the funds.

Lot Number 1909-1910: In regards to keeping the CCWD “decommissioned” building. CCWD needs to go in and clean it out. It’s at least \$15,000 to get it in shape. Member recommends having the CCWD demolish it. We can use the area for parking.

MEMBER REQUEST:

Lot 0964: Member is requesting on behalf of Copper Canyon Baptist Church to waive hall rental fee on March 4, 2023. (Annual spaghetti dinner fundraiser. Proceeds to send kids to youth camp and children’s camp)

Denise motioned to approve the hall rental fee waiver for Copper Canyon Baptist Church fundraiser.

Bert seconded the motion

Further Discussion: None

Approved: 5 yes 0 nay 0 abstention

Motion carried

ADJOURNED: 8.01 PM – Went back into Executive Session

NEXT MEETING: February 23, 2023 - 6:00 PM

Secretary Signature: Denise DeMartini