



Board Minutes of the Board of Directors Meeting on June 21, 2023

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

Call to order at 6:01 PM

Flag Salute

OPEN FORUM:

Lot Number 230: CC&Rs: member is installing a shed. Says the CC&Rs allow it where he wants to put it but the County will not approve it. Andrew stated that the County's regulations override our CC&Rs. A variance from the County can be applied for.

Lot Number 719A: ACC: Member is working on his house. The requirement states that the HOA requires 2 full sets of plans. The office told member that physical plans were not required and that a PDF is preferred. CC&Rs states there must be a primary residence. Although two lots are combined through the County the HOA still requires two assessments.

Lot Number 702: Last week member logged onto the owner portal. Member states that the financials are not up to date. There are no reserve reports. Minutes are not up to date.

APPROVAL OF PRIOR MINUTES:

Bert motioned to approve the May 24, 2023 Board Meeting minutes

Denise seconded the motion

Further Discussion: Sheldon feels that his rights are being violated. He is not getting the information that he is requesting. Becky and Bert both stated that they have repeatedly met with Sheldon and provided the requested information. There is a typo that Denise will correct.

Approved: 4 yes 0 nay 1 abstention

Motion carried

Bert motioned to approve the May 24, 2023 Executive Board Meeting minutes

Sheldon seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 1 abstention

Motion carried

EXECUTIVE MEETING WAS HELD ON: June 21, 2023

Agenda item: Legal, Violations (weed abatement, unauthorized RVs on property, Overnight docking, Abuse of employees, unauthorized use of membership card, P&E trails)

FINANCIAL REVIEW:

FOR FEBRUARY 2023 FINANCIAL REPORT

Operating Account Columbia Bank (Checking)

Beginning Balance: **\$315,452.63**

Ending Balance: **\$362,809.10**

Debits: \$53,849.98

Credits: \$101,206.45

Reserve Account Columbia Bank (Reserve)

Beginning Balance: **\$16,070.04**

Ending Balance: **\$24,406.26**

Debits: \$0.00

Credits: \$8,336.22

Reserve Account Mechanics Bank BUSINESS INVESTMENT MONEY MARKET

Beginning Balance: **\$119,032.91**

Ending Balance: **\$119,042.04**

Debits: \$0.00 Credits: \$9.13

Reserve Account PNC Bank BUSINESS PREMIUM MONEY MARKET

Beginning Balance: **\$257,189.30**

Ending Balance: **\$257,192.21**

Debits: \$3.00 Credits: \$5.91

FOR MARCH 2023 FINANCIAL REPORT

Operating Account Columbia Bank (Checking)

Beginning Balance: **\$362,809.10**

Ending Balance: **\$351,501.25**

Debits: \$47,070.80

Credits: \$35,762.95

Reserve Account Columbia Bank (Reserve)

Beginning Balance: **\$24,406.26**

Ending Balance: **\$32,742.62**

Debits: \$0.00

Credits: \$8,336.36

Reserve Account Mechanics Bank BUSINESS INVESTMENT MONEY MARKET

Beginning Balance: **\$119,042.04**

Ending Balance: **\$119,052.15**

Debits: \$0.00 Credits: \$10.11

Reserve Account PNC Bank BUSINESS PREMIUM MONEY MARKET

Beginning Balance: **\$257,192.21**

Ending Balance: **\$257,195.77**

Debits: \$3.00 Credits: \$6.56

FOR APRIL 2023 FINANCIAL REPORT

Operating Account Columbia Bank (Checking)

Beginning Balance: **\$351,501.25**

Ending Balance: **\$351,501.25**

Debits: \$47,070.80

Credits: \$35,762.95

Reserve Account Columbia Bank (Reserve)

Beginning Balance: **\$32,742.62**

Ending Balance: **\$32,742.62**

Debits: \$0.00

Credits: \$8,336.36

Reserve Account Mechanics Bank BUSINESS INVESTMENT MONEY MARKET

Beginning Balance: **\$119,052.15**

Ending Balance: **\$119,052.15**

Debits: \$0.00 Credits: \$10.11

Reserve Account PNC Bank BUSINESS PREMIUM MONEY MARKET

Beginning Balance: **\$257,195.77**

Ending Balance: **\$257,195.77**

Debits: \$3.00 Credits: \$6.56

FOR MAY 2023 FINANCIAL REPORT

Operating Account Columbia Bank (Checking)

Beginning Balance: **\$342,347.93**

Ending Balance: **\$220,215.21**

Debits: \$139,494.31

Credits: \$17,361.59

Reserve Account Columbia Bank (Reserve)

Beginning Balance: **\$32,743.15**

Ending Balance: **\$32,743.71**

Debits: \$0.00

Credits: \$0.56

Reserve Account Mechanics Bank BUSINESS INVESTMENT MONEY MARKET

Beginning Balance: **\$119,061.28**

Ending Balance: **\$119,072.04**

Debits: \$0.00 Credits: \$10.76

Reserve Account PNC Bank BUSINESS PREMIUM MONEY MARKET

Beginning Balance: **\$257,199.11**

Ending Balance: **\$257,202.66**

Debits: \$3.00 Credits: \$6.55

Financial Review: May 2023. Sheldon asked whether the docks have been paid for and whether they have been installed.

Bert motioned to carry over the May financials to the next meeting.

Andrew seconded the motion

Further Discussion: none

Approved: 4 yes 1 nay 0 abstention

Motion carried

DIRECTOR'S REPORTS:

Andrew: Andrew is back. His work schedule and surgery prevented him from being at the last couple of meetings. The treasurer report is available for the audience on the back table.

Denise: None

Bert: Bert and Becky were at the bank several times last month due to the merging of the banks. We had several issues with payroll. It has been a fiasco. Enjoy your summer.

Gregg: None

Sheldon: Stated that the minutes voting procedure should be discussed in executive session. Denise disagreed and stated the following:

MINUTES VOTING PROCEDURE: Denise explained that this issue has been ongoing for several months. We have now received three legal opinions. One from our own attorney and two from Becky's certification classes. There is no legal reason to list names by "votes" and this does not affect any board member's insurance if sued. It is strictly up to the Board. She would like this to be settled once and for all. One way or the other she will abide by what the Board decides tonight.

Denise motioned to NOT list names after votes in minutes since we have been advised on 3 different occasions that it is up to the Board and unnecessary in case of a lawsuit.

Andrew seconded the motion

Further Discussion: Andrew stated that since Denise takes the minutes, she should list the votes the way she wants.

Approved: 4 yes 1 nay 0 abstention

Motion carried

Bert motioned to remove the legal opinion letter from Board Packet
Gregg Seconded the motion
Further Discussion:
Approved: 4 yes 1 nay 0 abstention

MANAGER'S REPORT: Update on the docks: They have been installed and look very nice.

OLD BUSINESS: None

NEW BUSINESS:

REQUESTS:

Copper Canyon Baptist Church: They are requesting to utilize the park and hall on Tuesdays starting July 11 through August 8th. Some Tuesdays will be in the park and others will be in the hall where movies and crafts will take place. (Movie Days: 12:30-5:00 PM). CCBC would like to use the snow cone and pop corn machines. If approved they would be responsible for complete cleanup of both the park and hall/kitchen. Insurance would need to be provided.

Andrew motioned to approve the rental, waiving the fee but charging the cleaning deposit. (\$200) Proof of Insurance will be required.

Gregg seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 1 abstention

Motion carried

Copper Parent Teacher Committee: They are requesting approval to rent the hall for their annual fundraiser on September 23, 2023. They are asking to be able to set up on Friday and to also install a tent on the side of the building by the entrance gate. (Tent install on Friday/Tear down on Sunday) They will not block the entrance. They are asking to waive the rental fee. (\$50)

Bert motioned to approve the rental and waive the rental fee but charge cleaning the fee.

Allowing the tent (set up and tear down)

Andrew seconded the motion

Further Discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion carried

CONTRACTS MANAGEMENT: The Board will meet to go over and discuss the proposed contracts. There will not be any decisions made until the Board meets in an open meeting.

- **CID Consortium**
- **HOA Association Services**
- **Enumerate Financial Services**
- **Common Interest Management Services**

CONTRACTS RESERVE STUDY: The Board will meet to go over and discuss the proposed contracts. There will not be any decisions made until the Board meets in an open meeting.

- **California Builder Reserves**
- **Association Reserve Study**

BY LAWS AND CC&Rs: Members have asked to be the Bylaws and CC&Rs back on the agenda. The Board will meet in a work-study to go over them to be more familiar with them before any committee is formed. There was a committee a few years ago (before COVID) that started the process but it was never completed. The Board will also review those changes.

FINE ASSESSMENT POLICY: The Board will revisit the Fine Assessment Policy. Fine may need to be increased to keep members in compliances. With the fees at a minimum, many times it is cheaper to pay the fine than correct the violation. For example: overgrown vegetation has a maximum fine of \$100.

OPEN FORUM:

Lot Number 140: Suggests color coding the changes in the CC&Rs. The Board explained that they have incorporated color coding in their documents

Lot Number 1910/1909: Asked about the fine process/is it daily etc.

Lot Number 702: Quoted the CC&Rs regarding merging lots

ARCHITECTURAL REVIEW:

Lot 719/720: Member submitted plans for an addition to an existing home.

Andrew motioned to approve the plans for the addition subject to County permits

Gregg seconded the motion

Further Discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion carried

Lot 0621: Member was given ACC approval on May 26, 2022. One year has elapsed. Member is requesting an extension to June of 2024. Delay is due to County approval process.

Sheldon motioned to approve the extension to June of 2024 and temporary use of a trailer for one year.

Bert seconded the motion

Further Discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion carried

Lot 0471: Member is requesting to install a 6-foot fence around the perimeter of the property made of 14-gauge goat wire with T bars. There will be a divided fence on each side of the house separating the front yard from the back yard with a gate on each side. There will also be a gate at the driveway entrance. There will be a privacy fence installed made of white latex vinyl with lattice.

Sheldon motioned to approve the fences and gates as submitted

Bert seconded the motion

Further Discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion carried

Lot 0541: Member was given ACC approval on March 22, 2022 and is asking for an extension to December 2023. The delay in building was due to the designer not completing work and County building permit due to the severe weather/snow emergency this past winter.

Sheldon motioned to approve the extension to December 2023

Bert seconded the motion

Further Discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion carried

Lot 0852: Member is currently living in an RV on the property. He has submitted plans to build a barnimonium. He is asking for approval to live in the RV while building the home. Home is a one-bedroom-one-bathroom above a two-car garage. (768 square feet)

Sheldon motioned to decline the request because it does not meet the requirements of the CC&Rs (1 Use of Covenants (a)) or the Architectural Committee Handbook

Andrew seconded the motion

Further Discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion carried

ADJOURNED: 7:35 PM

NEXT MEETING: July 27, 2023 - 6:00 PM

Secretary Signature: Denise DeMartini