



Board Minutes of the Board of Directors Meeting on August 1, 2023

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

ABSENT: Andrew Bunch

Call to order at 6:08 PM

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OPEN FORUM:

None

APPROVAL OF PRIOR MINUTES:

Denise motioned to approve the June 21, 2023 Board Meeting minutes

Bert seconded the motion

Further Discussion: Sheldon asked if this included the March financials. Yes

Approved: 3 yes 1 nay 1 absent

Motion carried

Bert motioned to approve the June 21, 2023 Executive Board Meeting minutes

Gregg seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 1 absent

Motion carried

FINANCIAL REVIEW:

FOR MAY 2023 FINANCIAL REPORT (carried over from June meeting)

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**

Bert motioned to approve the May, 2023 financials
Sheldon seconded the motion
Further Discussion: none
Approved: 4 yes 0 nay 1 absent
Motion carried

FOR JUNE 2023 FINANCIAL REPORT

Operating Account Columbia Bank (Checking)

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

Ending Balance: **\$169,782.67**

Debits: **\$64,288.66**

Credits: **\$13,856.12**

Reserve Account Columbia Bank (Reserve)

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

Ending Balance: **\$32,744.25**

Debits: **\$0.00**

Credits: **\$0.54**

Reserve Account Mechanics Bank BUSINESS INVESTMENT MONEY MARKET

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

Ending Balance: **\$119,081.83**

Debits: **\$0.00**

Credits: **\$9.79**

Reserve Account PNC Bank BUSINESS PREMIUM MONEY MARKET

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

Ending Balance: **\$257,206.00**

Debits: **\$3.00** Credits: **\$6.34**

June Financial Report TABLED

EXECUTIVE MEETING WAS HELD ON: July 13, 2023

Agenda item: Management Contracts, Director Concerns, Social, Financial Information

EXECUTIVE MEETING WAS HELD ON: August 1, 2023

Agenda Items: Hearing, Violations, Fee Waiver

OLD BUSINESS: Bylaws & CC&Rs

Members have asked to put the Bylaws and CC&Rs on the agenda. The Board will meet in a workshop to go over them to be more familiar with them before a committee is formed. The Board will review the changes that were made several years ago before COVID hit.

Workshop to be held on: August 24, 2023 - 3:30 pm

DIRECTOR'S REPORTS:

Sheldon: None

Denise: None

Bert: Copperopolis Elementary office will be open on 8/2 and school will open on 8/16. Ballots have been sent out. We encourage everyone to mail them in. It is very important. It is National Night Out tonight.

Gregg: None

Andrew: Absent

MANAGER'S REPORT: Manure has been moved away from the creek bed as requested.

NEW BUSINESS:

Tuolumne County Garden Club – The Garden Club is requesting to reserve the hall for the Smokey the Bear/Woodsy Owl poster contest on December 9, 2023 from 9:30 am – 11:30 am.

Denise motioned to approve hall reservation for the Tuolumne County Garden Club on 12/19/23 from 9:30-11:30 am. (Fee waived)

Sheldon seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 absent

Motion carried

ARCHITECTURAL REVIEW:

Lot 0536: P&E Easement Variance. Member is requesting a variance to the P&E Trail for building a garage. There is a 30-foot P&E easement running on the north side of the property. Member would like to build a detached garage; it will protrude 10' – 12' into the easement. The building has already been approved.

Sheldon motioned to approve the P&E Easement variance not to exceed 12-foot

Bert seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 1 absent

Motion carried

Lot 0852: Member is requesting to build a 3 bedroom/2 bath - 1286 square foot home and requesting to live in a RV while building the home.

Sheldon motioned to approve 3 bedroom/2 bath-1286 square foot home – not to encroach on the 20-foot easement, subject to County permits, and subject to the setbacks from the County and approval to live in a RV while building the home for one year.

Bert seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 1 absent

Motion carried

CONTRACTS: Rebecca provided a comparison report **TABLED 8/24/23**

- CID Consortium
- HOA Association Services (HAAS)

Bert motioned to approve Lara Accountancy Group (review and income tax returns/engagement letter)

Sheldon seconded

Further Discussion: none

Approved: 4 yes 0 nay 1 absent

Motion carried

NEXT MEETING:

August 24, 2023 CC&R Workshop @ 3:30 PM

August 24, 2023 Board Meeting @ 6:00 PM

August 26, 2023 @ 1:00 PM Annual Meeting ADJOURNED

September 9, 2023 @ 1:00 PM Election Results/Annual Meeting - Board Meeting Immediately following

ADJOURNED: 6:55 PM

Secretary Signature: Denise DeMartini