



Board Minutes of the Board of Directors Meeting on August 24, 2023

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

Call to order at 6:07 PM

Flag Salute

OPEN FORUM:

Lot #1909-1910: 8/5 at Kiva. Professional staff was present. Member's daughter was driving the boat. People on the member's boat were noticing bubbles. There was someone was scuba diving. It's 7 foot deep. The diver went under member's boat. His CF number is CF3190VT. 2023 sticker from our association was on his boat. Member questioned why he didn't have a diver's flag. Member was told to move on and have a good day. Then he was told to mind his own business. The diver continued to argue with the member. He will file a formal complaint.

Lot #1909-1910: CCWD is raising their rates. She went to the meeting yesterday. They are having another meeting on 9/13 in San Andreas at 5:30 pm for public comment.

Lot #636: CCWD is not using the correct data to justify the rate increase. There are water districts that have been sued for not following the correct procedure.

APPROVAL OF PRIOR MINUTES:

Denise motioned to approve the August 1, 2023 Board Meeting minutes

Bert seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 1 abstention

Motion carried

Denise motioned to approve the August 1, 2023 Executive Board Meeting minutes

Bert seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 1 abstention

Motion carried

FINANCIAL REVIEW:

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**

Bert motioned to approve the June, 2023 financials

Gregg seconded the motion

Further Discussion: none

Approved: 4 yes 1 nay 0 abstention

Motion carried

JULY 2023 FINANCIAL REPORT

Operating Account Umpqua Bank (Checking)

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

Ending Balance: **\$143,776.00**

Debits: **\$41,859.18**

Credits: **\$15,852.51**

Reserve Account Umpqua Bank (Reserve)

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

Ending Balance: **\$32,744.80**

Debits: **\$0.00**

Credits: **\$0.55**

Reserve Account Mechanics Bank BUSINESS INVESTMENT MONEY MARKET

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

Ending Balance: **\$119,091.94**

Debits: **\$0.00**

Credits: **\$10.11**

Reserve Account PNC Bank BUSINESS PREMIUM MONEY MARKET

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

Ending Balance: **\$257,209.56**

Debits: **\$3.00**

Credits: **\$6.56**

Bert motioned to approve the July, 2023 financials

Gregg seconded the motion

Further Discussion: none

Approved: 4 yes 1 nay 0 abstention

Motion carried

DIRECTOR'S REPORTS:

Andrew: None

Denise: Denise explained the process for the election. She strongly encouraged the members to vote and tell their neighbors to vote. If we do not make quorum, we will have to start the entire process over again at a cost of \$14,000.

Bert: Ballot Box informed Becky that as of yesterday we have 257 ballots that have been collected. We have to have 1018 by Saturday to make quorum. On September 9th we will need 509 ballots to make quorum. Suggestions: Use the A frame to advertise the election. Bert will be in Greece on 9/9 but will zoom in.

Gregg: None

Sheldon: Sheldon met with Becky regarding the financials. He would like Andrew to join in these meetings.

MANAGER'S REPORT: The association is in the process of making a few repairs.

1. The Kubota tractor, the 4WD universal axle has failed, parts are on order from Bobcat central in Stockton, maintenance will be doing the repair early next week when parts are expected in.
2. The Adjustable bench and sit up bench were picked up by Fitguard to be reupholstered, we've been doing a temporary fix by using duct tape.
3. The swim dock has cracked panels, maintenance is doing the repairs with material they collected from the south dock before they were replaced.

Thank you to the maintenance guys for doing a great job on the upkeep of the facilities. School started on August 16th, the staff at Kiva is light for the rest of the season. Becky would like to remind the membership to mail in their ballots in the prepaid postage return envelope. CCWD protest letter will be posted online and sent in an email blast.

EXECUTIVE MEETING WAS HELD ON: August 24, 2023

Agenda item: Management Contracts, Director Concerns, Member Conduct.

OLD BUSINESS: Bylaws & CC&Rs

Members have asked to put the Bylaws and CC&Rs on the agenda. The Board are in the process of going over the CCR's that were worked on in 2019 before Covid. After they finish looking them over, they will then turn them over to a volunteer committee.

NEW BUSINESS:

MEMBER REQUEST:

Lion's Club Lot 1959 – The Lion's Club will be hosting their annual crab feed on February 3, 2024. They are requesting the use of the hall waiving the \$75 use fee. They will provide the \$300 deposit.

Bert motioned to approve hall reservation for the Lion's Club on 2/3/24. (Fee waived)

Andrew seconded the motion

Further Discussion: Insurance will be provided. Andrew wants to know if the rental can be written off. Becky will look into it.

Approved: 5 yes 0 nay 0 abstention

Motion carried

Fence: There are lots owned by Copper Cove Association behind the homes on Little John Road just past Moccasin that once had a fence to close off access for vehicles but still allowed pedestrians. The fence/gate has since been removed due to dry rot. The neighbors are asking for the fence to be re-installed as there is activity behind the homes with people driving in the back smoking, drinking, and they feel unsafe to have these vehicles having access behind their homes. **Becky will work with Gregg**

CONTRACTS/MANAGEMENT: Rebecca provided a comparison report and will look into HOA CPA to complete the management contracts. Becky is still waiting for some information from one of the management company prospects. Sheldon recommends sending those two contracts to legal.

ARCHITECTURAL REVIEW:

Lot 0680: Member asking to erect an open sided carport. The carport is to be located near the entrance of the property. There is a P&E trail in the back of the home. The carport will not impede the trail.

Andrew motioned to approve the open sided carport subject to County Permit

Gregg seconded the motion

Further Discussion: P&E trail easement 15 feet. Include a letter reminding them that they have a P&E trail and that it needs to remain cleared.

Approved: 5 yes 0 nay 0 abstention

Motion carried

OPEN FORUM

Lot #418: How will the CCRs committee be chosen? It will be a volunteer committee.

Lot #1909-1910: An observation: Sheldon votes against motions or abstains consistently. There is no way to enforce the Architectural applications etc. Rules are either going to be followed or not. He would like an explanation why Sheldon is often at odds with the rest of the Board.

Sheldon responded that the Association is working with members that are blocking the trails. There are members that are not even aware their property has a trail on them. They need to be reminded.

ADJOURNED: 6:55 PM

NEXT MEETING:

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

September 9, 2023 @ 1:00 PM Election Results/Annual Meeting

September 11, 2023 @ 6:00 PM Board Meeting

Secretary Signature: Denise DeMartini