



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

PRESENT: Denise DeMartini, Andrew Bunch, Sheldon Toso

VIA ZOOM: Bert Soske

ABSENT: Gregg Wilson

Call to order at 6:00 PM

Flag Salute

Andrew reminded the members in the audience and on zoom of the Board Meeting Norms:

- *The Board Meeting is not an open meeting and members may comment only during the two open forum sessions. There will be one session at the beginning of the meeting and one at the end of the meeting. Board Members will not engage in conversations/questions during the meeting. The sole purpose of the meeting is for members to witness Board business being conducted.*
- *Open Forum: Comments will be held to a 5-minute Maximum. The Board will not engage in conversation but may ask clarifying questions.*
- *If members have questions or concerns, the Board will be available after the meeting to meet with members.*

OPEN FORUM:

Lot #1593/1594: Bio Solid Facility. The planning department sent out a letter. It is an amendment to the zoning code. Would it affect the bio solid facility? She was told to scan the QR code. (Look at Pages 44 and 109) The information is now on next door. She listed the website that is available.

Lot #203: Daughter is a Fire Marshall in Tahoe. Wants to know if the HOA is interested in Fire Wise. Members are responsible for their own property. Sheldon would like this to be on next month's agenda.

APPROVAL OF PRIOR MINUTES:

Denise motioned to approve the September 11, 2023 Board Meeting minutes

Andrew seconded the motion

Further Discussion: None

Approved: 3 yes 0 nay 1 abstention

Motion carried

Denise motioned to approve the September 11, 2023 Executive Board Meeting minutes

Andrew seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

FINANCIAL REVIEW FOR OCTOBER 2023:

Operating Account Umpqua Bank (Checking)

Beginning Balance: **\$114,158.55**

Ending Balance: **\$71,081.83**

Debits: \$47,241.19

Credits: \$4,164.47

Reserve Account Umpqua Bank (Reserve)

Beginning Balance: **\$32,745.36**

Ending Balance: **\$32,745.90**

Debits: \$0.00

Credits: \$0.54

Reserve Account Mechanics Bank BUSINESS INVESTMENT MONEY MARKET

Beginning Balance: **\$119,109.05**

Ending Balance: **\$119,111.51**

Debits: \$0.00

Credits: \$9.46

Reserve Account PNC Bank BUSINESS PREMIUM MONEY MARKET

Beginning Balance: **\$257,213.11**

Ending Balance: **\$256,716.45**

Debits: \$503.00

Credits: \$6.34

Reserve Account PNC Bank Savings Account

Beginning Balance: **\$0.00**

Ending Balance: **\$500.00**

Debits: \$0.00

Credits: \$500

DIRECTOR'S REPORTS:

Andrew: Andrew stated that he moved \$500 to a PNC Bank 4% high yield account

Sheldon: Would like to see us complete the review of the management company by the end of the year and make a decision. Would also like to have the Manager of Poker Flat come to our next meeting to speak about the Fire Wise program. AGENDA ITEM

Denise: None

MANAGER'S REPORT:

- Kiva is officially closed as of October 1, 2023. All services to Kiva have been cancelled.
- The employee BBQ went well. The weather was nice although not everyone attended it was a good turnout.
- The Kiva staff thanked management and the Board for a successful season and they are looking forward to returning next year.
- Maintenance has installed a gate at the entrance of the equestrian parkway off Little John Road and Moccasin. The Association had all the materials. The only thing purchased were a few bags of cement.
- Alana is no longer working for the association. She has taken a position with Tuolumne County that will be conducive to her career in education. She was a great employee of 3 years and the association wishes her the best.

EXECUTIVE MEETING WAS HELD ON: October 26, 2023

Agenda items: Hearings, Violations, Legal, Personnel

OLD BUSINESS: None

NEW BUSINESS: Member Request

Lot 0963: Member is one of the Directors for the Youth Group. They would like to use the Black Creek Hall from Mid-October 2023 to Mid-May 2024. They are asking for the fee to be waived. They will make sure the hall is left clean, swept, and mopped.

Andrew motioned to approve the use of Black Creek Hall until Mid-May 2024 and waiving the rental fee.

Bert seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

Lot 0203: Member is requesting the use of Black Creek Hall to organize a meeting with the Community and the Sheriff's Department regarding the number of escalating crime incidents throughout the community. The requested meeting date is November 14th or November 7th at 6 pm

Andrew motioned to approve the use of Black Creek Hall on a date when the hall and the Sheriff are available and waiving the rental fee. Date can be put on the marquee, an email blast can be sent out,

and information may be posted on our website. Becky can also provide a list of other HOAs in Copperopolis.

Denise seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion carried

ARCHITECTURAL REVIEW

Lot 1017: Member is requesting approval to build a 5-foot-high ranch style fence on the north side of the property. (There is a 30-foot P&E trail on the north side of the property)

Sheldon motioned to approve the fence subject to no encroachment onto the P&E trail (subject to County Permits)

Bert seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

Lot 302/303/304: Member is requesting a variance to build a storage unit to house a motorhome and boat on their vacant lot.

Andrew motioned to approve the requested variance to build a storage unit on their vacant lot subject to County Permits

Sheldon seconded the motion

Further Discussion: None

Approved: 3 yes 0 nay 1 abstention

Motion carried

Denise motioned to add Lot 8A050 ACC application to the agenda

Sheldon seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

Lot 8A050: Member is requesting approval to install an aluminum handicap ramp.

Andrew motioned to approve installation of an aluminum handicap ramp

Sheldon seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

2024 Budget: Board and Members to meet to discuss proposed 2024 budget.

Sheldon motioned to carry over the budget meeting until November 4th at 10:30 am

Andrew seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

OPEN FORUM

Lot 591#: Wanted to know if the letter received regarding rezoning was about/from Rocky Road. It was determined that it was from CCWD.

ADJOURNED: 7:15 PM

NEXT MEETING:

November 4, 2023 @ 10:30 AM (Budget Meeting) - November 16, 2023 @ 6:00 PM (Board Meeting)

Secretary Signature: Denise DeMartini