



Board Minutes of the Board of Directors Meeting on November 16, 2023

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

Call to order at 6:00 PM

Flag Salute

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

- *The sole purpose of the meeting is for members to witness Board business being conducted.*
- *Board Members will not engage in conversations/questions during the meeting. 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.*
- *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 #801: Member filled out an application to rent the hall during the week. The ladies of Copperopolis would like to have a cookie exchange on December 15th.

Sheldon motioned to approve the rental of the hall for December 15th 12-4 MOTION WITHDRAWN

Bert seconded the motion

Further Discussion: Fee rental

Approved: 5 yes 0 nay 0 abstention

Motion carried

Andrew motioned to approve the rental of the hall for December 15th 12-4 pm with rental fee waived. Cleaning deposit to be collected

Bert seconded the motion

Further Discussion: Fee rental waived

Approved: 5 yes 0 nay 0 abstention

Motion carried

2694 Arrowhead: Violation: Tennant was boating and hurt his ribs. Due to this injury, he could not pull his boat out of the water but since he had an overnight sticker but he parked in the wrong spot. Member will come to an executive meeting.

Lot #671: Member would like to know if the rules are for everyone or are they for just for some select people. He wrote an email (regarding horse manure) to several board members and to the manager and read the following email during the meeting.

"Good afternoon Rebecca I had a couple of questions after some of the things I've seen this past week. First question is I would like to see the board minutes that approved our homeowners association being at Mary Bralys house removing horse manure. I have noticed that the horse manure made the trip from Mary Bralys house to 920 Black Creek, which is our association park. The homeowners association pick up truck, Tractor, and employees and a unfamiliar dump trailer We're all on site at the Braly residence. How much money did the association spend or what did it cost to have our association employees work for Mary Braly removing her horse manure from her property and her private business that she runs out of her house? Who did the dump trailer belong to? Was it insured to be pulled behind our association's pick up truck or by association's employees? I assume the job is complete after seeing the tractor pull out of Mary Bralys residence approximately 12 noon today 6-22-23.

I am requesting an account of how much money was spent over the three or four days of horse manure removal from Mary Bralys house and what The total cost for our HOA members were. Or did Mary Braly pay for this? And if Mary Braly paid for this, I assume the homeowners association knows it is a nonprofit

organization. I would like the answer to all of these questions.” Member would like this to be put on the December agenda.

APPROVAL OF PRIOR MINUTES:

Denise motioned to approve the October 26, 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 November 4, 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 October 26, 2023 Executive Board Meeting minutes

Bert seconded the motion

Further Discussion: None

Approved: 5 yes 0 nay 0 abstention

Motion carried

Denise motioned to approve the November 2, 2023 Executive Board Meeting minutes

No second

CARRIED OVER TO DECEMBER MEETING

Denise motioned to approve the November 3, 2023 Executive Board Meeting minutes

No second

CARRIED OVER TO DECEMBER MEETING

FINANCIAL REVIEW FOR OCTOBER 2023:

Operating Account Umpqua Bank (Checking)

Beginning Balance: \$71,081.83

Ending Balance: \$62,507.23

Debits: \$43,631.04

Credits: \$35,056.44

Reserve Account Umpqua Bank (Reserve)

Beginning Balance: \$32,745.90

Ending Balance: \$746.24

Debits: \$32,000.00

Credits: \$0.34

Reserve Account Mechanics Bank

BUSINESS INVESTMENT MONEY MARKET

Beginning Balance: \$119,111.51

Ending Balance: \$119,121.95

Debits: \$0.00

Credits: \$10.44

Reserve Account PNC Bank

BUSINESS PREMIUM MONEY MARKET

Beginning Balance: \$256,716.45

Ending Balance: \$257,570.31

Debits: \$3.00

Credits: \$856.86

Reserve Account

PNC Bank Savings Account

Beginning Balance: **\$500.00**

Ending Balance: **\$500.00**

Debits: **\$0.00**

Credits: **\$0.00**

Bert motioned to approve the October Financials for the November's meeting

Andrew seconded the motion

Further Discussion: RE: shortage for the month. Andrew explained that the dock replacement transfer from reserves has not been shown and this has now been corrected

Approved: 5 yes 0 nay 0 abstention

Motion carried

DIRECTOR'S REPORTS:

Sheldon: Becky gave him the email addresses for our accountants. He will be contacting them regarding the reserve deposits.

Bert: Thanked Denise and Nancy Henderson for coming into the office. They have been volunteering to get the end of the year mailing out. We are saving a lot of money by not having CID doing this mailing.

Gregg: none

Andrew: none

Denise: none

MANAGER'S REPORT:

- Maintenance is winterizing the park, clearing culverts at Black Creek Park, and putting all trash cans from Kiva into the shed.
- There is a private water craft attached to the docks that is pushing the docks into the rocky shore. This has been tied to the docks for a few weeks and the sheriff has been called. Becky was told there is nothing they can do. She called a tow company and they do not want to move the watercraft due to liability. She also called Tri-Dam and it sounds like they can help with the situation. Becky is just waiting for a call back.
- A person has been sleeping in their car down at the Kiva. The sheriff has been called. We know who the person is and their card has been turned off. A letter has been sent to the member.
- The office is working on the year-end budget and financial mailer which will be mailed out before the holiday. Becky thanked Denise and Nancy Henderson for their continued help and support. In December the assessment invoices will also be mailed out.

OLD BUSINESS:

MANAGEMENT COMPANY

HOA Accounting: Fees: \$2450 per month with a one time set up fee of \$945. The annual services are billed hourly the compiled financial statement is sourced out to a CPA/financial firm. Those rates average \$4200.

CID Consortium: Fees: Decreased to \$1938.33 per month (\$23,260/year) and management will be a consultant with no cost unless requested to do something then fee will be \$195 per hour. The compiled financial statement is sourced out to a CPA/financial firm whose rates average \$4200.

DISCUSSION: Sheldon does not want CID to collect late fees.

Bert motioned to carry this item to the next meeting

Andrew seconded the motion

Further Discussion: None

Approved: 5 yes 0 nay 0 abstention

Motion carried

EXECUTIVE MEETING WAS HELD ON: November 16, 2023

Agenda items: Hearings, Violations, Fee Waiver, Personnel

NEW BUSINESS:

Firewise: Members in the community have been inquiring about Firewise. Brian Shrigley from Poker Flat Property Owners Association is here to provide information and the advantages of being in Firewise. He brought the board packets. He volunteered to help us get this program implemented.

CCWD: CCWD is requesting to rent the hall on Wednesday, December 6, 2023 from 4-10PM for a town hall meeting to inform the community of upcoming construction projections in the Copper Cove area.

Andrew motioned to allow CCWD to rent the hall on December 6th

Bert seconded the motion

Further Discussion: None

Approved: 5 yes 0 nay 0 abstention

Motion carried

Hall Rental Request: Members of the community would like to use the hall for two consecutive days on a Friday and a Saturday where other members of the community can come to sign the petition opposing the water hike and to support the recall. They are asking to waive the fees and they will clean the hall after each use.

Andrew motioned to approve the rental of the hall if the requested dates are available. Weekend dates will be charged rental fees and cleaning deposit.

Sheldon seconded the motion

Further Discussion: None

Approved: 5 yes 0 nay 0 abstention

Motion carried

Hall Rental Fees: The Board discussed raising hall rental fees and not waiving hall rental fees. The office has received hall rental request forms for the upcoming events on the forms with \$50 rental and \$25 kitchen (propane) Those we will have to honor if the fees go up. If fees do go up then the forms will need to be updated. Denise explained her reasoning for raising fees and for charging rental fees for entities such as Rocky Road, Lions Club, Fireman's Bingo, etc.

Andrew motioned to rescind all waivers. All applications need to be resubmitted for approval

- Organizations on list provided by Becky to the Board. Becky to send letters.

Denise seconded the motion

Further Discussion: Sheldon wants to carry it over to December's meeting.

Approved: 2 yes 3 nay 0 abstention

MOTION DID NOT PASS

Bert motioned to carry this item over to the next executive meeting and put it on the next open Board meeting. We will also entertain comments from the audience.

Sheldon seconded the motion

Further Discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion carried

Bert motioned that as of 1/1/24 we will begin charging Rocky Road Service District a rental fee for all meetings. (\$50/occurrence)

Andrew seconded the motion

Further Discussion: None

Approved: 5 yes 0 nay 0 abstention

Motion carried

Bids for Weed Abatement:

Copper Pest & Weed: Our Association has used this company for the last 2 years and is pleased with this service. Not only do they spray the weeds through the park, Kiva, and the pedestrian parkway behind Little John Road at Moccasin to the water plant, but they also spray for pests, rodents, etc. They will come out when called at no extra cost. (\$8000)

Foothill Sierra Pest Control: They have sprayed the Association grounds in prior years. Although they are \$1500 cheaper than Copper Pest, RRCSD has used them and is not pleased with their results. (\$6500)

Anchor Weed: Their bid is the same as the other two for the same locations of the Association. Anchor is slightly higher by \$1359. (\$9359)

Kevin's Tree & Yard: The bid is for the same locations as the other companies. Kevin has a 6-month guarantee. (\$6750)

Sheldon motioned to continue with Copper Pest & Weed (\$800)

Andrew seconded the motion

Further Discussion: None

Approved: 5 yes 0 nay 0 abstention

Motion carried

RESERVE STUDY

Associate Reserves: They have done our reserve study for the past several years. Cost is \$5370. They have a software called "uPlanit" that allows for adding, removing, or adjusting component data in a "what if" scenario. This software is available for one year then a fee will be charged.

California Builders Service: They provide the same study. The fee is \$4000 for a 3-year commitment. This company is \$1370 cheaper.

Sheldon motioned to approve California Builders Service

Bert seconded the motion

Further Discussion: None

Approved: 5 yes 0 nay 0 abstention

Motion carried

OPEN FORUM

Lot #702: Member requested the rental of the Black Creek Hall in 2022. He paid \$100 for 2 days. He has requested a refund. He stated that he has noticed many times that these rental fees are waived and now wants his fees to be waived retroactively. He was told it would be on the 11/16 agenda. Is confused that it was not on the agenda. He wants the rules to be enforced.

Lot #671: Member asked if the Board is still making ACC decisions. He would like the ACC on the next agenda. Member has asked this question repeatedly over the years. It was explained why the procedure was put into place.

Lot # 140: Commended the Board for visiting the usage and rental fees for our community hall.

Bert mentioned that we conducted a budget review on November 4th. We had 4 community members in attendance. He thanked those who took the time to attend.

ADJOURNED: 7:40 PM

NEXT MEETING:

December 28, 2023 @ 6:00 PM

Secretary Signature: Denise DeMartini