



Board Minutes of the Board of Directors Meeting on January 25, 2024

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

ABSENT: Andrew Bunch

Call to order at 6:00 PM

Flag Salute

Denise reminded the members in the audience of the Board Meeting Norms:

- *The sole purpose of this Board meeting is for members to witness Board business being conducted.*
- *Board Members will not engage in conversations or questions during the meeting. Members may comment only during the open forum session at the beginning of the meeting.*
- *Open Forum: Comments will be held to a 5-minute maximum. The Board will not engage in conversations 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: None

APPROVAL OF PRIOR MINUTES:

Bert motioned to approve the December 28, 2023 Executive Board Meeting minutes

Denise seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

Bert motioned to approve the December 28, 2023 Board Meeting minutes

Gregg seconded the motion

Further Discussion: None

Approved: 3 yes 0 nay 1 abstention

Motion carried

EXECUTIVE MEETING WAS HELD ON: January 25, 2024

Agenda items: Violations, Assessments, Legal

FINANCIAL REVIEW FOR DECEMBER 2023: TABLED

Operating Account Umpqua Bank (Checking)

Beginning Balance: **\$102,594.82**

Ending Balance: **\$83,419.17**

Debits: \$30,196.73

Credits: \$11,021.08

Reserve Account Umpqua Bank (Reserve)

Beginning Balance: **\$746.25**

Ending Balance: **\$746.25**

Debits: \$0.00

Credits: \$0.00

Reserve Account Mechanics Bank BUSINESS INVESTMENT MONEY MARKET (No monthly statement)

Beginning Balance: **\$53,121.95**

Ending Balance: **\$53,121.95***

Debits: \$0.00

Credits: \$0.00

Reserve Account PNC Bank BUSINESS PREMIUM MONEY MARKET

Beginning Balance: **\$258,399.29**

Ending Balance: **\$259,258.77**

Debits: \$3.00

Credits: \$862.48

Reserve Account PNC Bank Savings Account

Beginning Balance: **\$500.00**

Ending Balance: **\$500.00**

Debits: \$0.00

Credits: \$0.00

Reserve Account PNC Investments Security Annuity

Beginning Balance: **\$144,491.04**

Ending Balance: **\$144,491.04**

Debits: \$0.00

Credits: \$0.00

Bert motioned to approve the December Financials for the January meeting

Denise seconded the motion

Further Discussion: Sheldon shared that the reserve balance shows two different balances. He questioned the pre-paid dues. He questioned whether we wrote off bad debts (assessments)

Approved: yes nay 0 abstention

TABLED

DIRECTOR'S REPORTS:

Denise: None

Sheldon: none

Greg: none

Bert: We will be separating the reserves (2023 vs 2024) in the financials. It will be corrected for the next meeting.

MANAGER'S REPORT:

Becky was certified as a California Association Community Manager (CACM) back in September of 2023. Every year the CACM organization holds a Law Seminar & Expo. This year the seminar will be in Oakland on February 7-9. The Law Seminar & Expo is an ongoing educational experience with different sessions to keep association managers updated on existing changes and upcoming changes in association law. There will be a swearing-in ceremony that she will be taking part in on Friday, February 9th.

On January 12", California Builder Services came out to inspect the facilities. They are the company that is putting together our reserve study. They were impressed with the facilities. Once they have the rough draft of the reserve study prepared it will be reviewed by the association for any corrections or additions prior to the final draft being submitted.

The 2024 vessel registration forms have been updated and posted on the website. The 2024 boat decals will be available to members as of February 1, 2024. Current DMV registration for vessel and trailer will be required.

OLD BUSINESS:**Hall Rental Policy:**

Bold and capitalize: FEES ARE NON-REFUNDABLE

Bold and capitalize: ALL FACILITIES SHALL BE LEFT CLEAN AND IN ORDERLY CONDITION. (Like condition as received)

Add request form shall be signed by the member

Include Cleaning Checklist in the Policy

NEW BUSINESS:

Hall Rental: Lot 0801 is requesting to rent the hall on 3/8/24 between the hours of 9 am-1 pm for the Copperopolis community. This date is a Friday. This request is on the behalf of the Calaveras Public Health Department.

**Sheldon motioned to approve the application to rent the hall on 3/8/24 between 9 am – 1 pm.
(Cleaning deposit to be submitted)**

Bert seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion carried

ACC APPLICATIONS

Lot 0016: Member is requesting to install a 2nd unit on 2.1 acres lot as an ADU. The proposed unit is 1158 square foot, 2 bedroom, 2 bath on a permanent foundation. The property does have a 20-foot P&E easement at the back of the property. The existing home and proposed home are not encroaching into the trail.

Sheldon motioned to approve the application to build an 1158 square foot, 2 bedrooms, 2 bath on a permanent foundation subject to County Permits and not to encroach on any easements

Bert seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion carried

ADJOURNED: 6:25 PM

NEXT MEETING:

February 22, 2024 @ 6:00 PM

Secretary Signature: Denise DeMartini