



## Board Minutes of the Board of Directors Meeting on February 22, 2024

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

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.*

**EXECUTIVE MEETING WAS HELD ON:** February 22, 2024

**Agenda items:** Fee Waiver, Legal

### **OPEN FORUM:**

**Lot #0536:** Member would like zoom to be reinstated. He would like the association to enforce the “garage rule” on all member’s properties as stated in the governing documents. If not, he is requesting 50% reimbursement for his garage. He stated that this is the responsibility of the Board/employees as they are paid to do this job. Andrew reminded the member that Board members are not paid. Member took offense at Andrew’s comments and said he did not appreciate his being on his phone during meetings. **NOTE:** Treasurer uses his smart phone to access documents such as agendas, attachments, civil codes etc.

**Fire Association Lot #756:** Volunteer Firefighter/member stated that the Fire Association has used the hall for over 25 years without charge. They are now being charged \$50 for a refrigerator. He checked with PGE and has been told that it does not cost \$50 per month to run a refrigerator. The volunteer association is for extra staffing and the money raised is for equipment for the volunteers. He is requesting that the fees, costs for set up, and cleaning deposit be waived. When firefighters respond to a call, the second responders are the volunteers.

**Lot #1970:** She is the member who posted on Next Door. She feels that all the proceeds that Bingo generates should go to the firefighters. They are volunteers. They are close to her heart. They saved her husband’s life.

**Lot #2764:** He is on the Little League Board. He is requesting that the field irrigation project be postponed to the fall.

**Lot #0475:** Member is also requesting that the field irrigation project be postponed.

**Lot #0664:** (Baseball player) Please keep his field open.

### **APPROVAL OF PRIOR MINUTES:**

**Bert motioned to approve the January 25, 2024 Executive Board Meeting minutes**

**Denise seconded the motion**

**Further Discussion: None**

**Approved: 3 yes 0 nay 2 abstention**

**Motion carried**

**Bert motioned to approve the January 25, 2024 Board Meeting minutes**

**Gregg seconded the motion**

**Further Discussion: None**

**Approved: 3 yes 0 nay 2 abstention**

**Motion carried**

**FINANCIAL REVIEW FOR DECEMBER 2023: TABLED FROM JANUARY MEETING**

**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**

**Gregg seconded the motion**

**Further Discussion: Sheldon stated that the same errors are on the report that he mentioned last meeting. Bert asked if he got his questions answered as he was instructed last meeting. Sheldon replied no. Bert reiterated that he should contact the manager to discuss his concerns.**

**Approved: 4 yes 1 nay 0 abstention**

**Motion Carried**

**FINANCIAL REVIEW FOR FEBRUARY 2024:**

**Operating Account Umpqua Bank (Checking)**

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

Ending Balance: **\$377,610.88**

**Debits: \$43,958.48**

**Credits: \$338,150.19**

**Reserve Account Umpqua Bank (Reserve)**Beginning Balance: **\$746.25**Ending Balance: **\$746.26****Debits: \$0.00****Credits: \$0.01****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: **\$259,258.77**Ending Balance: **\$260,118.75****Debits: \$3.00****Credits: \$862.98****Reserve Account PNC Bank Savings Account**Beginning Balance: **\$500.00**Ending Balance: **\$497.00****Debits: \$3.00****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 January Financials for the February meeting****Denise seconded the motion****Further Discussion:** Sheldon discussed moving the 2023 excess monies into reserves. Andrew explained the "obligations vs investments." \$350,000 was put into reserves (contribution). Andrew explained that the breakdown between the two years.**Approved: 4 yes 1 nay 0 abstention****Motion Carried****DIRECTOR'S REPORTS:****Denise:** Denise reported that there are **493** members who have not paid their annual dues **as of February 2024**. This is **\$146,211** that will not be in our operating budget if they are not paid. This is not counting members who have consistently not paid their dues from year to year. This is just for 2024. This is totally unacceptable. While she realizes that times are tough and many of our members are on fixed incomes, our dues are very low and reasonable especially compared to what other association charge. Our members are aware that they are due at the beginning of every year and should budget approximately \$25 every month to prepare for this yearly charge. We cannot operate in a fiscally sound manner if members do not pay their dues. **NOTE:** We have a total of **\$385,156** in outstanding dues as of today's date.**Sheldon:** None**Greg:** None**Bert:** Bert explained that our dues are very low. We are hearing you. We will be discussing your comments. Happy St. Patrick's Day to all.**Andrew:** Copies are available of the treasurer's report for members at every meeting.

**MANAGER'S REPORT:** California Department of Fish and Wildlife Invasive Species Program will be conducting a survey for invasive New Zealand Mud Snails at the Kiva. The survey is a presence/absence survey, they will be walking the shoreline and visually inspecting rocks/plant matter/debris for snails on Tuesday, February 27th. This is part of an ongoing monitoring project through California Department of Fish and Wildlife to monitor the spread of New Zealand Mud Snails. Becky will be sending out a mass email to notify members. The email will go out to members that have signed up for electronic notification and she will be posting the information on the website as well.

Maintenance has installed a chain link fence barrier by the horseshoe pits. This is to prevent small children running through the horseshoe pits while they are being used. This was done with material the association already had so there was no additional cost.

Copper Cove Association was part of a class action lawsuit involving the State Compensation Insurance Fund. The association received a check for \$372.09.

#### **OLD BUSINESS:**

##### **Hall Rental Policy:**

Manager has made additional changes to the "Hall Rental Policy 005" and they are marked in "red". If approved this policy will then go out for 28-day review.

**Bert motioned to approve the Hall Rental Policy with changes and then be sent out to member for 28-day review.**

**Andrew seconded the motion**

**Further Discussion: Sheldon wants to make sure it says Policy No. 005. Becky reiterated that it will have the proper policy number on it before mailing. He would like more space for date of hall rental and gate times.**

**Approved: 5 yes 0 nay 0 abstention**

**Motion Carried**

#### **NEW BUSINESS: GROUNDS**

**PARK BENCHES:** There are numerous bench/table combinations throughout the Kiva and Black Creek Park that need to be replaced. The benches are metal with plastic coating. The coating is peeling and revealing rusted metal and the benches are bent. She is submitting two quotes. One is to replace only the ones in dire need of replacement for approximately \$22,000 and the other is to replace all the bench/table combinations for approximately \$43,036. Neither of these quotes include the cost of disposal. **The amount in Reserves for this replacement is \$56,175.**

**Andrew motioned to replace all the bench/table combinations throughout the Kiva and Black Creek Park using the Reserves set aside for this expense**

**Bert seconded the motion**

**Further Discussion: There is plenty of money in Reserves to cover the cost of replacement of all the benches. If there are any bench/table combination that can be salvaged, they may be offered to members.**

**Approved: 5 Yes 0 nay 0 abstention**

**Motion carried**

**BALLFIELD IRRIGATION:** There are several leaks in the grass area on the ball field. The Association is looking to replace the irrigation system. Kent needs more time to put a replacement plan together. Kent prefers to wait until baseball/soccer season is over.

**Andrew motioned to not proceed until after the soccer season is over and table it to the September meeting or before.**

**Sheldon seconded the motion**

**Further Discussion: Becky still wants to table it to the September meeting. Sheldon suggests that here should be signage reflecting the proposed irrigation project.**

**Approved: 5 Yes 0 nay 0 abstention**

**Motion carried**

**SPLIT RAIL FENCE:** There are 207 feet of split rail fencing at the corner of Copper Cove Drive and Black Creek Drive that is in disrepair and needs to be replaced. The staff will reuse whatever material that can be salvaged.

**TABLED UNTIL NEXT MONTH**

**ELECTION:** Election season is close at hand. The Ballot Box contract is now available to sign.

**Bert motioned to approve using Ballot Box (in Person contract)**

**Sheldon seconded the motion**

**Further Discussion: none**

**Approved: 5 Yes 0 nay 0 abstention**

**Motion carried**

**ADJOURNED: 6:55 PM**

**NEXT MEETING: March 28, 2024 @ 6:00 PM**

Secretary Signature: Denise DeMartini