



Board Minutes of the Board of Directors Meeting on February 20, 2025

PRESENT: Denise DeMartini (President), Andrew Bunch (Vice-President), Vici Simmons, (Treasurer), Nancy Henderson, (Secretary)

ABSENT: Gregg Wilson absent (work)

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.*
- *Only Copper Cove Members may attend these meetings.*
- *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. In order to complete our HOA business within a reasonable time frame there will not be an open forum at the end of the meeting.*
- *Friendly Reminder: Audio/video recording of this meeting is prohibited. Per Sterling Davis: Attendees may not record meetings without the Board's permission.*

OPEN FORUM: (Maximum 5 minutes per member)

Lot # 0074: Member spoke to the Board regarding soccer practice which will begin August 1st and end on November 1st. The schedule will be available by Mid-July.

Lot # 0659: Member is requesting answers to previous questions regarding financials and reserves.

APPROVAL OF PRIOR MINUTES:

Nancy motioned to approve the Board of Directors Meeting Minutes of January 23, 2025

Vici seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Denise motioned to approve the Executive Meeting Minutes of January 23, 2025

Andrew seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion Carried

FINANCIAL REVIEW:

Vici motioned to approve the January 2025 financials

Nancy seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

DIRECTOR'S REPORTS:

Andrew: None

Vici: None

Nancy: Advised the membership that the Copperopolis Community Plan has been adopted unanimously and let members know that any planned development will now need to meet the Calaveras County General Plan and in addition must meet items in the Copperopolis Community Plan. She discussed Public Access TV (PATV) and that it can be accessed from the County website.

Denise: Denise reported that the ACC/ACB Policy Committee will be creating a policy to replace the Architectural handbook and bring it up to date. Vici Simmons, Sheldon Toso and Kevin Gause will attend. She invited any other members to attend.

MANAGER'S REPORT:

Rebecca: A new office assistant has been hired. She invited members to come into the office and introduce themselves to Margie.

At the last Board meeting a member suggested a travel log be kept for the Association truck. One has been purchased, and a procedure has been implemented.

Becky reminded the membership that the Copper Cove Association is not responsible for the 8A common areas such as the parking lot in front of the strip mall fronting Copper Cove Drive.

She also reminded members that as of January 1, 2025, all boaters, regardless of age, must have a Boaters Card.

OLD BUSINESS:

Ball Field Irrigation: Denise updated the members regarding the status of the ball fields. She reported that another bid was received but without a contractor's license. The Maintenance Staff is working diligently on the repairs and looking forward to having the repairs completed within a few weeks.

NEW BUSINESS:**ARCHITECTURAL REVIEW:**

Lot # 0769: Member is requesting to install a 24' x 50' pole barn on property. There are no P&E Trails on the property. At the last Board Meeting the board requested more information about the material to be used for siding. The member provided pictures and an updated application which stated metal siding will be used.

Andrew motioned to approve the 24' x 50' pole barn with metal siding subject to County permits.

Nancy seconded the motion

Further Discussion: None

Approved: 3 yes 0 nay 1 abstention

Motion Carried

Lot # 1090: Member is requesting to build a "barn dominium". This unit is 4000 sq ft with a 900 sq ft living space consisting of a 1-bedroom and 1-bathroom single story living area. Currently no County approval.

Andrew motioned to approve the barn dominium with a 900 sq ft living space subject to County permits.

Denise seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Lot # 2178: Member is requesting to build a 2756 square foot home. This home will be a 3-bedroom, 2.5 bathroom with a two-door tandem garage for four vehicles. Member is asking for two variances: The first is for an onsite RV during construction. The second variance is requesting a zero front set back due to the demographics of the property. If the 20-foot set back is required the entire home will be on post and pier.

Denise motioned to approve this home with RV and subject to County permits.

Vici seconded the motion

Further Discussion: Small discussion ensued. Members are very concerned about previous owner removing trees that were not on Lot#2178. Contractor assured member that all debris will be removed.

Approved: 4 yes 0 nay 0 abstention

Motion Carried

ELECTION

Two contracts were submitted for our annual election.

Ballot Box (Election by Acclamation \$6,200/Standard Election \$12,900) and

Pro Elections (Election by Acclamation \$9,977/Standard Election \$15,500).

It is noted the Inspector of Election will not be required to visit the locations of the election, therefore there will no longer be an option to drop ballots off on election day. The counting of the ballots will be done over Zoom, this will allow more members to participate in the Annual Meeting. This year a contract for Election by Acclamation is included in the contracts. The difference between the two companies is that Pro Elections offers a free website to upload the candidacy form and to keep track of the tally.

Denise motioned to approve Ballot Box for the 2025 Election

(Election by Acclamation \$6,200/Standard Election \$12,900)

Nancy seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion Carried

LAKE TULLOCH CLOSURE

For informational purposes: Tri Dam is governed by a joint Board of Directors comprised of five board members from the two districts: Oakdale Irrigation District and South San Joaquin Irrigation District. Tri Dam has issued boat decals for vessels that are currently on the lake.

ADJOURNED: 6:51 PM

NEXT MEETING: Thursday, March 27, 2025

Secretary Signature: Nancy Henderson