



Board Minutes of the Board of Directors Meeting on March 27, 2025

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

Call to order at 6:01 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.*

EXECUTIVE MEETING WAS HELD ON: March 27, 2024

Agenda items: Hearings

OPEN FORUM: (Maximum 5 minutes per member)

Lot #1910-1911: Member asked when the Board will answer questions asked during open forum. Denise explained the procedure. Members stated that social media stated that the Copper Cove Association is not going to accept the Tri Dam mussel regulations. Denise stated that this would be addressed later in the meeting.

Lot #0659: Member thanked manager, Becky, for meeting with him and answering his questions regarding the reserve account.

APPROVAL OF PRIOR MINUTES:

Vici motioned to approve the Board of Directors Meeting Minutes of February 20, 2025

Nancy seconded the motion

Further Discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion Carried

Nancy motioned to approve the Executive Meeting Minutes of February 20, 2025

Vici seconded the motion

Further Discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion Carried

FINANCIAL REVIEW:

Nancy motioned to approve the February 2025 financials

Vici seconded the motion

Further Discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion Carried

DIRECTOR'S REPORTS:

Andrew: None

Gregg: None

Vici: Reported that the reserves were transferred this month as requested and will continue to be transferred monthly. (referred to member's question RE reserve transfer)

Denise: Denise thanked Kevin Gause, Jack Forkner, Sheldon Toso and Vici Simmons for their diligence in composing the two versions of the proposed ACB Policy that is up for Board approval for 28-day review. Their hard work was appreciated. Denise told the members that the Call for Candidates First Notice was mailed and should have been received last week by all members. If any member has not received this communication from Ballot Box, she asked that they contact the HOA office. There are three positions up for election this year. Gregg's, Andrew's, and Denise's positions will be open. She encouraged all members to vote in the election. Denise also thanked Gregg and Becky for meeting with the other Homeowner Association representatives regarding the Tri Dam/Mussel issue.

Nancy: Nancy reported that our District 4 Supervisor, Amanda Folendorf, testified before the California Assembly Committee on Local Government regarding local General Plans. She brought attention to the committee that rural counties often face overlooked challenges in the planning process. She also stressed the need for tailored solutions and increased state support.

Motherlode Feral Cat Alliance will help trap cats (no kittens) to get spayed/neutered and released back to their colony and will accept donations of junk cars, trucks, trailers, boats, RVs, motorcycles, campers, off-road vehicles, and heavy equipment. These are tax deductible. Members can also contact the Calaveras Humane Society to find out what they will accept as a donation. Also tax deductible.

MANAGER'S REPORT:

Becky: Becky reported that there were 5 violations sent out for March. 2 for trash about the property and 2 for living in an RV without prior approval. Becky thanked DRM Construction for coming out and assisting with the ball field. She reminded members that the election registration deadline for candidacy is June 13, 2025.

OLD BUSINESS:

Tri Dam: Tri Dam has sent out to all the HOA's and their Partners around the lake an Indemnity Agreement. At this time, it is a united front that all entities will not be signing the agreement as written. It is a broad agreement, and it puts too much liability on the Association. It does look like Tri Dam is going to move forward with the banding process, yet there is no process or procedure in place until an agreement can be made. The cost of the band is 50 cents each and Tri Dam is putting those costs on the Associations. It is said, but not encouraged, that people can get a band at New Melones to start the 30-day quarantine to enter Lake Tulloch. But New Melones does not want to partner with Tri Dam or Lake Tulloch or accept our bands. Members will be notified by letter regarding what the Copper Cove procedure will be when it has been agreed upon with Tri Dam.

Salvation Army: Becky reminded the Board that the Salvation Army will be at the Copper Cove Association for picking up household items on April 5th between the hours of 9:00 am and 1:00 pm. The Salvation Army will be located at the end of the parking lot by the basketball court. There will be a truck and staff manning that location.

Ball Field Irrigation: The ball field is scheduled to open on April 11th. The staff is confident that they can have it completed by then. Denise gave our staff kudos for their work on this project and stated that we save tens of thousands of dollars by having our staff complete this project.

ARCHITECTURAL REVIEW:

Lot # 0065: Member is requesting to install a 6' fence made of cedar on the east side of the property for privacy. The member is aware of the 20' P & E easement on the back of the property. The fence will not encroach on the easement.

Andrew motioned to approve the 6' fence subject to County permits.

Vici seconded the motion

Further Discussion: None

Approved: 5 yes 0 nay 0 abstention

Motion Carried

Fitness Equipment: There is a need for new dumbbells in the Fitness Room. Some have been welded several times and repainted to the point that they need to be replaced. Attached are three different sets:

The first set is a rubber coated Hex set of 5- 5lb, 10lb, 15lb, 20lb and 25lb (Amazon) for \$170.

The second set is a cast iron Hex set of 5- 10lb, 15lb, 20lb, 25lb, and 30lb (Dicks) for \$250.

The third set is a complete of dumbbells from 5lb-50lbs in increments of 5 (Dicks) for \$599.99.

Andrew motioned to approve the 5-50 without the rack for \$695.95

Gregg seconded the motion

Further Discussion: Small discussion regarding warranty

Approved: 5 yes 0 nay 0 abstention

Motion Carried

Boater's Card Class: Don Jensen (member) has been in contact with Doug Sherman who will be running the class. This year, as of January 1, 2025, everyone of all ages will need to have a boater's card to operate a watercraft. There will be a class scheduled for April 12th at 9:45 AM at Black Creek Hall. Doug will run the class on a power point system. Attendees will need to complete a registration form. The class is expected to be a minimum of 5 hours. Attendees are to bring lunch. At the end of the class there will be a test. Attendees will receive a certificate. They will then go online, pay \$10 and receive their boater's card in the mail.

ACB Policy: Denise presented both policy versions to the Board. Denise reminded the audience that no comments/questions will be entertained during the Board discussion. The Board went through the documents presented line by line and made changes where necessary. The Board consolidated these policies into one document/policy. Many questions were asked of the committee members, Kevin Gause, Sheldon Toso and Jack Forkner. Denise will make the changes as requested by the Board and then send them to committee member Toso to check the document before sending it back to Denise who will then forward it to Becky. Becky will then send it to the Board for review and put it on the next agenda for approval. Once approved it will go out to the membership for the 28-day review.

ADJOURNED: 7:48 PM

NEXT MEETING: Thursday, April 24, 2025

Secretary Signature: Nancy Henderson