



Board Minutes of the Board of Directors Meeting on April 24, 2025

PRESENT: Denise DeMartini (President), Vici Simmons, (Treasurer), Nancy Henderson, (Secretary)

ABSENT: Gregg Wilson, (Director) (Personal), Andrew Bunch (Vice President) (Work)

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 by members is prohibited. Per Sterling Davis: Attendees may not record meetings without the Board's permission. The meeting is being recorded for the transcription of minutes only.*

EXECUTIVE MEETING was Hearings and Fee Waiver

OPEN FORUM: (Maximum 5 minutes per member)

Lot #659 Sheldon Toso commented on why the HOA signed the Tri Dam indemnity agreement when our legal representative advised against it. Denise clarified that our legal advised that the latest agreement was acceptable.

APPROVAL OF PRIOR MINUTES:

Denise motioned to approve the Emergency Board of Directors Meeting Minutes of April 11, 2025

Nancy seconded the motion

Further Discussion: none

Approved: 3 yes 0 nay 0 abstention

Motion Carried

Nancy motioned to approve the Board of Directors Meeting Minutes of March 27, 2025

Vici seconded the motion

Further Discussion: none

Approved: 3 yes 0 nay 0 abstention

Motion Carried

Vici motioned to approve the Executive Meeting Minutes of March 27, 2025

Nancy seconded the motion

Further Discussion: none

Approved: 3 yes 0 nay 0 abstention

Motion Carried

FINANCIAL REVIEW:

Vici motioned to approve the March 2025 financials

Nancy seconded the motion

Further Discussion: none

Approved: 3 yes 0 nay 0 abstention
Motion Carried

DIRECTOR'S REPORTS:

Vici: Transferred the monthly Reserves.

Nancy: The Board of Supervisors (BOS) adopted the Parks & Recreation Master Plan for the county and the need for a community park in Copperopolis was identified. The BOS is tasking Parks & Recreation to find out how a community park can be a reality. On April 22, 2025, BOS meeting Public Works presented the draft 2025 5-year Capital Improvement Program (CIP). I called Public Works to ask when the draft will be posted on their website and was informed, they would get back to me.

Denise: Denise thanked the Maintenance Crew, Pat and Stephanie, for their hard work getting the ball field back in shape for the coming season. It was due to their diligence and dedication that we were able to save tens of thousands of dollars and bring this project to completion. She also thanked both Becky and Gregg for their persistence in getting the banding process up and running. She realizes that it was a long and arduous task, and it is only due to their dedication that we are closer to getting our members back on the water. She also thanked both Sheldon and Margie's husband for their assistance with the banding process.

MANAGER'S REPORT:

Becky: Becky reported that 2 violations were sent out. The Salvation Army gathered 1,900 lbs of goods and are looking forward to working with our HOA twice a year. Roofs have been completed. 47 people signed up for the Boaters Card class.

OLD BUSINESS:

Ballfield: Maintenance employee, Stephanie, addressed the Board regarding the Ballfield project.

Fitness Equipment: Although this was voted on at the March meeting, it was discovered that the money budgeted was for maintenance of the equipment not for replacement of equipment. This purchase needs to come out of the Reserve fund. The total cost of delivery will be \$1074.94

Denise motioned to approve the purchase of the fitness equipment in the amount of \$1074.94.

This expenditure will be paid out of the Reserve Account.

Vici seconded the motion

Further Discussion: None

Approved: 3 yes 0 nay 0 abstention

Motion Carried

ACB Policy: Denise and Vici presented the ACB policy to the Board. Denise reminded the members in the audience that no comment or questions will be entertained during the Board discussion. The Board went through the document presented line by line and made changes where necessary.

Tabled

NEW BUSINESS:

Marque: The marquee on the corner of Black Creek Drive and Copper Cove Drive is in need of repair or replacement. Replacement with the same type would cost approximately \$6000. This style can only hold two events at the same time. Another style of marquee that can be purchased would be a digital one that can be viewed from both directions. This marquee would cost less than \$30,000.

Tabled

ADJOURNED: 6:42 PM

NEXT MEETING: Thursday, May 22, 2025

Secretary Signature: Nancy Henderson