



Board Minutes of the Board of Directors Meeting on May 22, 2025

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

ABSENT: Andrew Bunch (Vice-President)

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.*
- *Friendly Reminder: Audio/video recording of this meeting by members is prohibited. The meeting is being recorded for the transcription of minutes only.*

EXECUTIVE MEETING WAS HELD ON: May 22, 2025

Agenda items: Personnel

OPEN FORUM: (Maximum 5 minutes per member)

APPROVAL OF PRIOR MINUTES:

Nancy motioned to approve the Board of Directors Meeting Minutes of April 24, 2025

Vici seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Vici motioned to approve the Executive Meeting Minutes of April 24, 2025

Gregg seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

FINANCIAL REVIEW:

Vici motioned to approve the April 2025 Financials

Nancy seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

DIRECTOR'S REPORTS:

Andrew: Absent

Vici: Concerned about the past due accounts in the amount of \$410,000 +. Board to explore options to reduce this amount.

Nancy: County parks meeting. Committed to county park, concerned about sewer.

Gregg: N/A

Denise: Denise once again thanked the Maintenance Crew, Pat and Stephanie, for their hard work getting the ball fields back in shape for the coming season. She also thanked Becky, Tim, and Sheldon for the streamlined procedure that they not only implemented but also perfected during the past few weeks to ensure that all members could get their watercraft banded and quarantined. She also thanked Sheldon and John Howsden for their hard work laying the sod on the field. Becky and Denise hired the Kiva summer staff and are confident that the banding streamlined process will continue during the coming summer season. Becky has put in countless extra hours over the past weeks to make sure everything will continue to run as smoothly and efficiently as possible. She asked for the members' patience this summer as we work out any unforeseen glitches.

MANAGER'S REPORT:

Becky: Violations- I have sent out four violations this month all are for dry vegetation. The number of boats to date that have been banded are 248 with an additional seven more tomorrow. It has slowed down for banding of the boats; we are only banding boats on Mondays and Fridays with an average of 7 boats on these days. We are finding a problem with the boats that have been banded from New Melones, they are not in the system and the members were never sent text confirmation. Cal Fire has been out inspecting properties for compliance.

OLD BUSINESS:

Red Band Boat Seal – Non-Members: Property owners on Lake Tulloch who do not have a public boat launch available to them have reached out to Copper Cove Association for the possibility of banding their boats for thirty (30) days and have a one (1) time launch privilege at the Kiva to put their boats in the water. They will then leave their boats at their personnel docks for the remainder of the season. The fee for this one-time banding service will be \$150 plus a guest launch fee of \$45 for a total of \$195. These fees will cover administrative costs.

Denise motioned to approve Non-Member HOA Lake front property owners a one-time launch through Copper Cove Assoc boat launch

Vici seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Architectural Policy #006:

Denise motioned to send out the ACB Policy, with changes, for a 28-day review.

Gregg seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Fine Policy #001: The following date was set for an Open Board Meeting to make changes to the Rules and Fines Policy #001 – June 6, 2025, at 3PM at Black Creek.

Kiva Rules Policy #002: The following date was set for an Open Board Meeting to make changes to the Kiva Rules Policy #002 – June 6, 2025, at 3PM at Black Creek (Changes to be made: recreation season, 24-hour access limited to overnight docking, and possible dress code, i.e. thong bathing suits).

Vessel Decals Policy #003: The following date was set for an Open Board Meeting to make changes to the Vessel Decal Policy #003 – June 6, 2025 at 3PM at Black Creek (Changes to be made: Recreational season, increase in vessel decal cost (to cover cost of wire, seals, and Tri-Dam stickers), Changes to the boat launch hours and possibly extending the season a couple of weeks).

Dock Slip Policy #004: The following date was set for the Board to meet to make changes to the Dock Slip Policy #004 – June 6, 2025, at 3PM at Black Creek (Changes to include: Day use docks on holiday weekends and possibly consider lowering the weekly rate to \$15-\$20 per night Sunday through Thursday excluding holiday weekends. 24-hour access limited to overnight docking).

These are all changes that will need to be reviewed and changed due to the new requirements to operate the boat ramp.

NEW BUSINESS:

Architectural Review:

Lot 1078: Member is requesting approval to build a post and wire fence around her property with a cattle gate. The fence will be 4-foot high around the perimeter of 3.3 acres. The purpose of the approval is to note there is a 30-foot P&E trail at the back of the property.

Denise motioned to approve the post and wire fence around the property with a cattle gate and not to encroach on the P&E trail.

Vici seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Lot 0497: Member is requesting approval to build a 3 bedroom, 2 bath, 2 car garage, 2858 square foot home. There is a 20-foot P&E trail on what looks like the south end of the property.

Denise motioned to approve the 3-bedroom, 2-bath, 2-car garage, 2858 square foot home subject to county permits and not to encroach on the P&E trail.

Gregg seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion Carried

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.

Stewart Signs: \$29,445 not including installation (Double sided digital sign)

Tabled to 2026

Reserve Transfer:

Vici motioned to transfer \$59,120.59

(ballfield \$24,016.64)

(metal roof \$23,529.00)

(shop/bathroom \$10,500)

(dumbbells \$1,074.95)

Nancy seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion Carried

ADJOURNED: 6:36 PM

NEXT MEETING: Thursday, June 26, 2025

Secretary Signature: Nancy Henderson