



**Board Minutes of the Board of Directors Meeting on June 26, 2025**

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

**ABSENT:** Andrew Bunch (Vice-President), Gregg Wilson, (Director)

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.*
- *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:** June 26, 2025

**Agenda items:** Personnel

**OPEN FORUM: (Maximum 5 minutes per member)**

**Lot #659: Questioned** if policies were in an Executive Meeting. Answer: No in Open Board.

**APPROVAL OF PRIOR MINUTES:**

**Vici motioned to approve the Board of Directors Meeting Minutes of May 22, 2025**

**Nancy seconded the motion**

**Further Discussion: none**

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

**Motion Carried**

**Vici motioned to approve the Executive Meeting Minutes of May 22, 2025**

**Nancy seconded the motion**

**Further Discussion: none**

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

**Motion Carried**

**Denise motioned to approve the Board of Directors Meeting Minutes of June 06, 2025**

**Vici seconded the motion**

**Further Discussion: none**

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

**Motion Carried**

**FINANCIAL REVIEW:**

**Nancy motioned to approve the May 2025 financials**

**Vici seconded the motion**

**Further Discussion: none**

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

**Motion Carried**

**DIRECTOR'S REPORTS:**

**Vici: None**

**Nancy: None**

**Denise: None**

**MANAGER'S REPORT:**

**Becky: HOA still banding boats Mon-Fri at 3-4/day.**

**OLD BUSINESS:**

**Fine Policy #001: The proposed changes to this policy were reviewed and discussed by the Board.**

**Vici motioned to approve to send out the Fine Policy #001 for 28-day review**

**Denise seconded the motion**

**Further Discussion: None**

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

**Motion Carried**

**Kiva Rules #002: The proposed changes to this policy were reviewed and discussed by the Board.**

**Nancy motioned to approve of sending out the Kiva Rules #002 for 28-day review**

**Vici seconded the motion**

**Further Discussion: None**

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

**Motion Carried**

**Vessel Decal Policy #003: The proposed changes to this policy were reviewed and discussed by the Board.**

**Vici motioned to approve to send out Vessel Decal Policy #003 for 28-day review**

**Denise seconded the motion**

**Further Discussion: None**

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

**Motion Carried**

**Dock Slip Policy #004: The proposed changes to this policy were reviewed and discussed by the Board.**

**Denise motioned to approve to send out the Dock Slip Policy #004 for 28-day review**

**Vici seconded the motion**

**Further Discussion: None**

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

**Motion Carried**

**NEW BUSINESS**

**Architectural Review:**

**Lot 0528:** Member has already completed this home. It is a 4-bedroom, 3.5 bath, 2,479 square foot home. The home is complete.

**Tabled**

**Lot 2031: Member** is installing what is called a SPOOL. It is bigger than a spa but smaller than a swimming pool with a sitting area and usually a water feature.

**Denise motioned to approve the pool, subject to County permits**

**Vici seconded the motion**

**Further Discussion: None**

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

**Motion Carried**

**Liens:**

**Denise motioned to authorize the Association to record liens against the following lots for unpaid assessments and related charges, fees, fines, etc. in accordance with the Association's governing documents and applicable law:**

**LOTS: 515, 1903, 1065, 580, 1989, 1538, 138, 1575, 705, 1603, 766, 779,  
308, 891, 899, 8A050, 8A051, 8A057, 8A064, 8A068, 8A070, 8A072,  
935, 8A088, 8A094,8A116**

**Vici seconded the motion**

**Further Discussion: None**

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

**Motion Carried**

**ADJOURNED: 6:34 PM**

**NEXT MEETING: Thursday, July 24, 2025**

Secretary Signature: *Nancy Henderson*