



## Board Minutes of the Board of Directors Meeting on July 24, 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:

- *Denise reminded the audience that the Board members are also HOA members, their neighbors, and volunteers.*
- *The sole purpose of this Board meeting is for members to witness Board business being conducted on their behalf.*
- *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. This meeting is being recorded for the transcription of minutes only.*

Denise introduced the Board as there were many members in the audience who may not have attended a Board meeting in recent years.

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

Denise began the meeting and addressed some incorrect statements that have recently been circulated on social media regarding our community and HOA operations. She stated that it is important that all members have access to accurate and information. The most reliable way to obtain correct information is to contact our HOA office directly, where our staff can verify and clarify any questions our members may have. She encouraged all members to reach out to the office rather than rely on unverified social media discussions, which often spread misinformation and create unnecessary confusion. She went on to correct and list the procedures that were put into place for the non-members who launched their vessels at the Kiva.

### **She stated the following:**

The 17 vessels that went through Copper Coves quarantine banding system went through the same process as our members did. This enabled these community neighbors to be able to launch and access their private docks on the lake that they could not access due to the public launches remaining closed.

- a. These community neighbors paid \$150 for the inspection.
- b. These community neighbors signed the waiver just like our members signed.
- c. These community neighbors quarantined their vessels for 30 days (red band).

- d. These community neighbors were allowed one guest launch and paid an additional \$45 fee for that launch.
  - e. These community neighbors were vetted by Tri Dam, and their vessels were given a Tri Dam sticker to put on their watercraft to show that they qualified for this courtesy.
  - f. These community neighbors also had to have a Tri Dam permitted dock at their property on the lake to qualify for this courtesy.
2. Tri Dam DID reach out to these non-members and came up with this solution
  3. Kayaks, canoes, and paddle boards are not required to go through the quarantine process, but they do require a Copper Cove decal
  4. The Board did not vote to launch “all of Green Springs and all of South Shore boats” through our ramp as stated in the Next-Door Post. The Board did however unanimously vote in an open Board Meeting on May 22<sup>nd</sup> to allow property owners on Lake Tulloch who did not have a public boat launch available to them to have Copper Cove band their boats for the thirty (30) day quarantine and have a one (1) time launch privilege at the Kiva.
  5. Green Springs is not an HOA. 14 vessels were launched. They were vetted by Tri Dam and given Tri Dam Stickers and allowed to launch ONE time from the Kiva. South Shore is not an HOA and NOT a part of Black Jack. Only 3 properties from South Shore launched vessels.
  6. Calypso Bay were good neighbors to Peninsula Estates and offered inspections and launch services to them for \$250.
  7. While I understand the members’ first thought would be why didn’t we get to vote on this? Members vote in Board members each year to represent them, and those Board members are responsible for conducting Board business. Board business is conducted each month at the open Board meetings. All members are encouraged to attend to witness all Board business being conducted. Agendas are posted in advance of the meetings.
  8. I also understand that some members may not agree with the procedures that were put into place this year, but this Board was put in a very difficult position within very restrictive time parameters. We acted in what we felt was in the best interest of our Association and we were constantly in contact with our legal representative during this very trying time.
  9. This item was on the May 22<sup>nd</sup> agenda. It was erroneously listed under Old Business. It should have been under New Business. We apologize for this discrepancy.
  10. Agendas and Minutes are posted in a timely manner every month on the website. We do not post unapproved minutes on the website. Therefore, May’s minutes are not posted until approved at the June meeting. June’s minutes will be approved tonight and will be posted within the next couple of days. I apologize for the lateness of May’s minutes being posted.
  11. Newsletter: There has not been a newsletter for over 10 years. Unfortunately, the cost of postage is prohibitive, and we will not be supplying one. The approximate cost of the recent 28-day review mailing was approximately \$4000 dollars just to give you an example. A quarterly newsletter would have an annual approximate cost of approximately \$4300. This is an unnecessary expense since the news would be outdated and can be seen in a timelier manner by reading the monthly minutes posted online.

**EXECUTIVE MEETING WAS HELD ON:** July 24, 2025

**Agenda items:** Internal Dispute Resolution

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

**Lot #659:** Member made comments on regarding the Financial Report that was mailed to members: page 2: Fund Balance, page 9: outstanding Bad Debts and Directors attendance.

**Lot #771 & 553:** Member addressed her concern that non-members should not be using the boat launch. Feels that the fines on the schedule are too high. Members addressed a concern that the draft June minutes did not match the July agenda.

**APPROVAL OF PRIOR MINUTES:**

**Nancy motioned to approve the Board of Directors Meeting Minutes of June 6, 2025**

**Vici seconded the motion**

**Further Discussion: none**

**Approved: 5 yes 0 nay 0 abstention**

**Motion Carried**

**Gregg motioned to approve the Board of Directors Meeting Minutes of June 26, 2025**

**Nancy seconded the motion**

**Further Discussion: none**

**Approved: 5 yes 0 nay 0 abstention**

**Motion Carried**

**Denise motioned to approve the Executive Meeting Minutes of June 26, 2025**

**Gregg seconded the motion**

**Further Discussion: none**

**Approved: 5 yes 0 nay 0 abstention**

**Motion Carried**

**FINANCIAL REVIEW:**

**Vici motioned to approve the June 2025 financials**

**Denise seconded the motion**

**Further Discussion: none**

**Approved: 5 yes 0 nay 0 abstention**

**Motion Carried**

**DIRECTOR'S REPORTS:**

**Andrew: None**

**Vici:** Reminded members that the Board of Directors have absorbed the ACC since COVID. This has shortened the time that members can receive their decision. She also reported this Board has actively been trying to collect delinquent accounts and that these accounts have been in the making for YEARS.

**Nancy: None**

**Gregg: None**

**Denise:** Reported that on July 8<sup>th</sup>, Denise, Nancy, and Vici met to prepare the mailing for the 28-day review. Although they were in a room behind closed doors, it was not a Board meeting and the only reason the door was closed is because Bingo was in progress. She also reported that on July 1, 2025, we received notice from the State of California regarding the levying of fines. Ironically, we received this notification just days before the mailing of the proposed Rules and Regulations Policy that was about to be mailed for the 28-day Review and this delayed the mailing. She then gave a condensed version of the new rules that went into effect immediately:

### **New Fine Limitations - Civil Code Section 5850**

- **Fine Cap:** Fines imposed by an Association shall not exceed the lesser of \$100 per violation or the amount specified in the Association's existing schedule of monetary penalties.
- **Health and Safety Exception:** Higher fines are allowed only for violations impacting health or safety, and only if the Board makes a written finding in an open board meeting explaining the adverse impact.
- **No Late Charges:** Associations may not impose late fees or interest on fines.

### **MANAGER'S REPORT:**

**Becky:** Eight violations went out in the month of July, six for dry vegetation, one for overnight docking and one for verbal abuse of staff. The election is coming up, ballots will be mailed on July 28, 2025,

### **OLD BUSINESS:**

**Architectural Review:** Tabled from June 26, 2025, meeting.

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

**Andrew motioned to approve the 4-bedroom, 3.5 bath, 2,479 square foot home subject to County Permits.**

**Vici seconded the motion**

**Further Discussion: None**

**Approved: 5 yes 0 nay 0 abstention**

**Motion Carried**

### **NEW BUSINESS**

**Ebbetts Pass Youth Soccer:** This organization is requesting the use of the ballfield from August 1, 2025, through November 1, 2025. They are also asking to extend the gate time to 7:00 PM Monday through Thursday.

**Denise motioned to approve the use of the ballfield for the Ebbetts Pass Youth Soccer Organization from August 1, 2025, through November 1, 2025 and to extend the gate time to 7:00 PM Monday through Thursday. Organization must notify the office if practice is canceled.**

**Andrew seconded the motion**

**Further Discussion: None**

**Approved: 5 yes 0 nay 0 abstention**

**Motion Carried**

**Garden Club:** The Garden Club holds their annual Smokey the Bear Poster Contest. They are requesting use of the hall on Tuesday, December 16<sup>th</sup> from 8:30-11:30 AM.

**Nancy motioned to approve the use of the hall for the annual Smokey the Bear Contest on December 16<sup>th</sup> from 8:30-11:30 AM**

**Vici seconded the motion**

**Further Discussion: None**

**Approved: 5 yes 0 nay 0 abstention**

**Motion Carried**

**Architectural Review:**

**Lot 0192: Member** is requesting approval for a 5704 square foot home with two living quarters. It has one master bedroom, two bedrooms, and two bathrooms and two car garages on each side of the house with one living area. The home has one living room, one dining room, one utility room and one kitchen. Members have already started building the home.

**Andrew motioned to approve the 5704 square foot home with two living quarters. It has one master bedroom, two bedrooms, and two bathrooms and two car garages on each side of the house with one living area. The home has one living room, one dining room, one utility room and one kitchen subject to County permits and easements. Member will be living in a single-wide mobile during construction, mobile home to be removed upon completion of construction. Members must come back for a future workshop.**

**Vici seconded the motion**

**Further Discussion: None**

**Approved: 5 yes 0 nay 0 abstention**

**Motion Carried**

**FUTURE MEETINGS/IMPORTANT DATES:**

August 7<sup>th</sup> - August Board Meeting/28-Day Review Policies.

August 28<sup>th</sup>-29<sup>th</sup> – Office will be closed.

August 30<sup>th</sup> – Annual Meeting/Will not be held due to no quorum.

September 1<sup>st</sup> – Labor Day – Office will be closed.

September 20<sup>th</sup> – Adjourned Meeting – Election results will be announced.

September 25<sup>th</sup> – September Regular Board Meeting with Reorganization of the Board.

**Denise made the following statement before adjourning the meeting:**

“I want to take a moment to sincerely thank each of my fellow Board members and Manager Becky Perez for staying strong and focused despite the negative comments circulating on social media. It’s not always easy to ignore those voices, but your professionalism, dedication, and commitment to serving the best interests of our community truly stand out. Our strength as a Board comes from our ability to stay united, remain fact-based, and not be swayed by misinformation or negativity. I deeply appreciate your continued support and the positive example you set for our members”.

**ADJOURNED: 6:47 PM**

Secretary Signature: Nancy Henderson