



Board Minutes of the Board of Directors Meeting on August 07, 2025

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

ABSENT: Andrew Bunch (Vice-President), work

Call to order at 6:00 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.

**Vici Simmons, (Treasurer),
Nancy Henderson, (Secretary),**

**Gregg Wilson, (Director),
Denise DeMartini (President)**

Denise began the meeting with the following opening comment:

“If anyone in the audience has any questions regarding “non-members” launching from the Kiva, I invite you to read the July 24th Board Meeting Minutes that will be approved tonight. There are many FACTS that are listed in them refuting statements that have been posted on social media in recent weeks.

At the last meeting during open forum there were several comments/questions that were made that she addressed.

1. **Delinquent accounts:** We will continue to actively pursue these delinquent accounts that have been in arrears for years. We will continue to attach liens to these properties which seem to be workings. We are in the process of coming up with other ideas for collecting from these members. Stay tuned.
2. **Attendance Board Member:** Board members are volunteers. We all try very hard to attend meetings. Unfortunately, sometimes life gets in the way. Coincidentally we had just had a conversation recently about this very subject. Thursdays are the worst days for a couple of our Board members. One of our members takes vacation time off to attend our meetings. After the election, depending on who is elected, we will visit possibly changing the day of the week for our meetings. I unfortunately will not be available for the meeting on September 20th. I will be out of town. But we will make it work that day. I apologize in advance.
3. **Agenda Not Matching Minutes:** It took me a minute or ten to realize that the member was trying to match up the July 24 agenda to the June 26 minutes that were going to be approved that evening.

4. **Kiva Park Winter Hours:** Member was asking if the Kiva picnic area was going to be closed since the launch was closed during the winter. The picnic area remains open. All visitors must vacate the Kiva at 6PM (dark). **Kiva Rules Policy, Page 1, Hours of Operation.**

5. **CA Boater's Card:** We are no longer requiring the CA boater's card to launch at Kiva. There is no need to come up to the podium to state this.

EXECUTIVE MEETING WAS HELD ON: August 7, 2025

Agenda items: Internal Dispute Resolutions

OPEN FORUM: (Maximum 5 minutes per member) 28 Day Review Comments are later in the Agenda.

Lot #1909 and 1910: Member asked if there could be an alternative Board member...would this be feasible?

Lot #0203: Member has made a lot of phone calls. Lives next door to a lot that has a house being built on it. It has been approved by the County and ACB. There has been a history of that property flooding her property. The pad is 6 feet taller than it was before. The County has not helped. She hired a crew to correct it. The house is being built on her property line. 75% of her property is now visible to them. She feels that it ruins the aesthetic of the neighborhood and ruins her peace. There is no reason for that house to be built that high. They are building a storm water system and a retaining wall. There has been water damage to her fence. (separate issue). She feels there is no consideration for anybody in the neighborhood. Member has a 7-foot privacy fence with no privacy.

APPROVAL OF PRIOR MINUTES:

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

Vici seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Gregg motioned to approve the Executive Meeting Minutes of July 24, 2025

Nancy seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

FINANCIAL REVIEW: Tabled to 9/25/25 meeting

DIRECTOR'S REPORTS:

Vici: None

Nancy: None

Gregg: None

Denise: Denise thanked each of the board members and Manager Becky Perez for their continued strength, focus, and support—especially during times when negative comments have surfaced on social media. She acknowledged that it is not always easy to rise above that kind of negativity, but she is incredibly proud of how this group has handled it with grace, professionalism, and a clear commitment to what is best for the Copper Cove community.

She shared how much she values the way the board and Becky work together as a team, always with the community's best interest at heart. She stated that she was using this time to expound on how lucky the Association is to have a Manager such as Becky and that all members should consider themselves fortunate to have such a dedicated and HOA knowledgeable person on staff. The audience applauded Becky!!! Denise also encouraged all members to take the upcoming elections seriously and to make their vote count. She also reflected on how this board has truly been a cohesive and transparent group, one that listens to each other and works well together. She expressed her hope to continue serving Copper Cove alongside such a dedicated team in the year ahead.

MANAGER'S REPORT:

Becky: Becky announced that she will be attending a grant writing class on 8/18 and 8/19. She stated there were violations for Kiva for overnight docking and dry vegetation.

OLD BUSINESS:

28-Day Review of the Following Policies:

Denise asked the members not to bring up formatting issues as they will be addressed when the final documents are revised. If typos are found, feel free to mention them. We have already been notified of the Header "**Rules**" typo.

She also explained that the mailing for the 28-day review went to the post office in plenty of time for tonight's meeting. Unfortunately, the post office did not post mark some of them in a timely matter. Tonight is the 28th day and if the Board and members in the audience agree we will move forward as such. She then asked if there was anyone in the audience who disagreed with this rationale to please raise their hand. No one raised their hand, and all agreed to move forward with 8/7/25 being the 28th day.

Denise explained the new fine limitations law that went into effect on 7/1/25.

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.

Rules and Regulations Policy #001

Lot #1002: Member does not like being forced to abide by rules and regulations. Members feel we should only abide by the rules and regulations set by Federal, State and/or County. Feels that our yearly dues keep going up and are too expensive with less freedom to do with her property the way she sees fit. Feels that our Association has been getting more complicated and too controlling. Members feel that the fines are even more outrageous and unfair. She (quotes the old fine structure of "per day and no cap/max" and not the new law put into place on 7/1) She stated that the HOA should give members a notice and time to fix the violation like the County does. (The HOA does send out a courtesy notice with time to fix the violation). The member does want the Association to help us have a "safe, clean, and orderly environment in Copperopolis." She does not want it to feel like it is "too strict and/or complicated to live in Copperopolis." She also thanked the Board for their help and consideration and for everything they do to make Copperopolis better.

Vici motioned to approve Rules and Regulations Policy 001

Nancy seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Kiva Rules Policy #002

Lot #2155: Member is requesting to extend the Fall and Winter boating hours. His suggestion: Train maintenance staff to use the WID Program. Staff could show up at the opening of the Kiva. Do whatever maintenance needs to be done. Stay for 1-2 hours during this time if people want to launch they can. The ramp would then be closed and then reopened at 4 PM so boats can pull off for 1 hour and close again.

Lot #2139: Thanked Becky and the staff for the kiva launching. It is the best it has been in 9 years he has lived here. He suggested possibly having a “call when needed” program during October. Possibly have members pay the employee. (\$20) He has several vessels and has put Copper Cove stickers on all his boats. There are boats and trailers that do not have stickers on them. There is a black Mercedes on Fong that needs to go. He had pulled out his boat in late November and there was a lot of sand that has migrated from the home that is in the cove. Perhaps when the water is drawn down 3-feet we can move the sand.

Lot #2106: Happy to see that weekdays have been changed to \$15. Wants them to be at no cost. Agrees with the weekend fee.

Lot #0681: Happy to see that weekdays have been changed to \$15. Wants them to be at no cost. Agrees with the weekend fee. Thanks to the Board and Becky for the banding process that has been put into place. Extending the boating season: would like an additional month on either end...likes the on-call system suggestion. Possibly using the overnight docking during the week. Ten days waiting in between reservations seems to be a little long.

Lot #1909 and 1910: Banding and launching has been great. The problems down at Kiva are GONE. The lines are short. The lake has become a private lake, and it has been wonderful. The overnight docking for Sunday-Tuesday could possibly be free.

ISSUES/SUGGESTIONS:

- Members would like free overnight docking during the week
- Members would like the winter months extended and possibly the spring season to begin 1 month earlier
- Reservations three days in advance instead of 10
- Add 30-day quarantine / bands to policy

Kiva Rules Policy #002 - To be revised and resent out for another 28-day review

Vessel Decal Policy #003 – Send out Final Approved.

Dock Slip Policy #004 - To be revised and resent out for another 28-day review

Lot #659: Dock Slip rental: Leave it as lot or parcel as using “member” as there can be more than one member on lot/parcel. There was much discussion as to the best way to word this portion of the policy/member vs lot/parcel. Denise to research best verbiage.

Architectural Policy #006

Lot #1002: Feels that our Association has been getting more complicated and too controlling. Members do not understand why the ACB or Board of Directors (who she feels are unqualified) should approve any structures being erected on a members’ property.

Lot #0659: General Requirements: #3 move ADU to #10; Member would like the “Garage section:” deleted as he feels that this is a “made-up” rule and is not supported by the CCR’s. Wants to rewrite the CCRs. You cannot enforce rules outside the common areas. Change item 10. This is his biggest request.

Lot #0671: Member believes the rules should be abolished and only follow the CCR’s. No rule has been enforced 100% on all of the members. For example. You can only have one storage container but yet there are people with three or more. How are you ever going to enforce all the rules 100% on every member. The reason I think the rules should be abolished is because of lack of enforcement, this Board and previous Boards have said in the past that our association is a passive association. I do not know why we want to put rules in place that cannot be enforced or will not be enforced on 100% of its members; because board’s change. Member is upset by selective enforcement, which has happened in the past. Member is

not using this word to be hostile but is bringing up the word because he feels that it is the truth and what has happened. He feels that some people are made to abide by the rules and other people are not. In closing member wants to abolish the architectural control committee policies/rules and just go by the CCR's. He feels that the Board should just take care of our common areas and life would be better for everybody.

Lot 0659- member stated the following: "If you make no other changes: The garage rule as stated in the Policy is a MADE-UP rule, it is NOT a rule from the CC&R's. This MADE-UP rule along with the P&E Trails are the most cost-prohibited issues in legal fees and staff time. It is the MOST cost-effective change (time and cost) that can be made for the Association staff. This is a MADE-UP rule, has been selectively enforced in the past and will continue to be now and in the future. Made-up rules that affect a member's property rights must be approved and should be approved by the Membership. If garages are required, CHANGE the CC&R's and let the membership vote on it"

- **The Board will rewrite Policy 006 to be an instructional blue print not a policy. It will match only the rules as stated in the CCRs (as such it DOES NOT NEED TO GO OUT FOR 28-DAY REVIEW) but should be sent out as an informational bulletin.**

Marquee

The HOA is proposing to put a new logo on the marquee as a "band-aid" to make it look presentable until such time that we can replace the entire marquee. (tabled until 2026 at a previous Board meeting). The current logo is sun damaged and peeling, which does not look appealing. This expense can be taken from the Reserve account.

We received two quotes. One quote was from High Voltage Graphix for \$1090 and the other is from Lewis Sport for \$1400.

Vici motioned to approve High Voltage Graphix for \$1090

Nancy seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

NEW BUSINESS

Member Request Lot 0228: Member would like to have a birthday party at the Kiva at 1PM. There will be a total of 26 guests including her family of 5. The Kiva is first come, first served basis, meaning the HOA will not block off an area for a family. We ask that the guests carpool as the Kiva parking area is limited.

Gregg motioned to approve member's request to hold a birthday party at the Kiva. We will not block an area, and we are requesting the quests to carpool.

Nancy seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Member Request Copper Elementary: They are requesting to reserve the hall on September 27th and set up on September 26th for their annual Shrimp and Steak Fundraiser. They are again requesting to erect a tent outside.

Nancy motioned to approve Copper Elementary School's request to reserve the hall on September 27th and set up on September 26th and to erect a tent outside.

Vici seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Architectural Review:

Lot 0635: Member is requesting approval to install a carport. This lot has a dwelling with a two-car garage. Members have/will remove the exterior stairs on the side of the garage to build the carport. This project is not encroaching on any easements. The setback is 18 feet.

Vici motioned to approve the carport subject to County permits

Nancy seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion Carried

CID Engagement Letter: CID at this time of the year compiles the financials to prepare the 2025 year ending financial report and the 2026 financial/budget. The fee went up 10% from \$4500 last year to \$5000 this year. Becky was able to get CID to lower their fee to \$4725.

Vici motioned to approve the CID engagement letter to prepare the 2025 year-end financial report and the 2026 financial/budget

Nancy seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion Carried

FUTURE MEETINGS/IMPORTANT DATES:

August 28th-29th – Office will be closed

August 30th – Annual Meeting/Will not be held due to no quorum

September 1st – Labor Day – Office will be closed

September 20th – Adjourned Meeting – Election results will be announced

September 25th – September Regular Board Meeting with Reorganization of the Board

ADJOURNED: 8:37 PM

Secretary Signature: *Nancy Henderson*