



Board Minutes of the Board of Directors Meeting on October 30, 2025

PRESENT: Denise DeMartini (President), Andrew Bunch (Vice-President), Vici Simmons, (Treasurer), Sheldon Toso, (Director)

ABSENT: Nancy Henderson, (Secretary) Family Emergency,)

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.*

EXECUTIVE MEETING WAS HELD ON: October 30, 2025

Agenda items: Violation, Fee Waiver Request, Identification and Resolution of Issues

SEATING OF THE BOARD:

Sheldon motioned to approve Denise DeMartini as President

Andrew seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Sheldon motioned to approve Vici Simmons as Treasurer

Denise seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Denise motioned to approve Nancy Henderson as Secretary

Vici seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Vici motioned to approve Andrew Bunch as Vice President

Denise seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Denise motioned to approve Sheldon Toso as Director
Andrew seconded the motion
Further Discussion: none
Approved: 4 yes 0 nay 0 abstention
Motion Carried

OPEN FORUM: (Maximum 5 minutes per member)

Lot #2155: Member would like to see the front door of Black Creek Park painted. Would also like to have an "On-Call" Kiva Launching program during the winter months

Lot #8A036: Member would like Copper Cove to stripe the Strip Mall parking lot by the Pour House. He also feels that electric trolling motors should be exempt from the WID program.

Lot #2155: Member would like to see lake access extended during the winter months.

APPROVAL OF PRIOR MINUTES:

Denise motioned to approve the Board of Directors Meeting Minutes of September 25, 2025
Sheldon seconded the motion
Further Discussion: none
Approved: 3 yes 0 nay 1 abstention
Motion Carried

Denise motioned to approve the Executive Meeting Minutes of September 25, 2025
Sheldon seconded the motion
Further Discussion: none
Approved: 3 yes 0 nay 1 abstention
Motion Carried

FINANCIAL REVIEW:

Vici motioned to approve the September Financials
Andrew seconded the motion
Further Discussion: Sheldon will meet with Vici
Approved: 4 yes 0 nay 0 abstention
Motion Carried

DIRECTOR'S REPORTS:

Sheldon:

Vici: Reported that due to many increased costs, i.e., increased minimum wage, decreased overnight docking, WID program expenses, etc., the dues will need to be increased to \$320.

Andrew: Starting in January, his schedule will allow for easier meeting attendance.

Denise: None

ANAGER'S REPORT:

The Salvation Army Collection event was a success; it was held on October 4th. The donation drive brought in 1000 pounds of clothing, several pieces of furniture and 8 carts of houseware. The Salvation Army sends their thanks to the community for their generous contributions.

The end of season BBQ for the employees was held on October 18th. The BBQ was to thank the Kiva staff for a successful season.

The Association has hired a new maintenance person who will be starting on Monday, November 3rd. We are excited to bring Craig Henry on to the maintenance staff.

Since September 26th Margie has been calling on the delinquent accounts that are in lien status or about to go into the lien process. In the past 30 days we have collected \$15,424.99, and 5 properties have set up a payment plan.

The Kiva boat ramp officially closes on October 31st. Due to the Golden Mussel protocol, the Association could no longer offer 24-hour boat access launching year long. The season was extended through October for selective days and hours. The number of boats that launched during these times was 19. Most of these boats were repeat boaters.

Life Jacket Loaner Station: The Copper Fire Department would like to place a rack of life jackets at the Kiva as part of their Community Safety Project. The HOA will bear no responsibility. Life jackets are available on an honor system.

OLD BUSINESS:

Budget: Vici, Sheldon, and Becky met to discuss the 2026 Budget. The dues were not raised for the year 2025 and will need to be raised \$39 for the 2026 Budget. This is a 13.88% increase. The total 2026 yearly assessment will be \$320.

Sheldon motioned to approve the Budget for 2026

Vici seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

NEW BUSINESS

Toys For Tots: A member has asked if the Association would be interested in putting a bin for Toys for Tots in Black Creek Hall. The office has reached out to Toys for Tots for further information. They would bring out a bin/container and leave it here for the month of November. It will be picked up at the end of the campaign. Toys for Tots is organized by the Marine Corps Reserve.

Vici motioned to approve allowing Toys for Tots to leave a container at Black Creek Park for the month of November.

Andrew seconded the motion

Further Discussion:

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Architectural Review:

Lot 1082: Member is requesting approval to install a 12 x 16 barn shaped shed with a garage door on their property. The property has a 30' P&E trail on the backside. The shed placement does not interfere with the trail.

Sheldon motioned to approve the 12 x 16 barn shaped shed with a garage door pending County permits. Shed is not to interfere with the P&E trail on their property.

Vici seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Lot 0917: Member received ACB approval at the last Board meeting for their manufactured home. They are now requesting approval for a 24 x 24 carport.

Sheldon motioned to approve the 24 x 24 carport pending County permits.

Andrew seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Tree Service: A very large tree in the far corner of the ball field is old and failing. Two large limbs have broken off; one limb is still hanging high in the tree. Maintenance has blocked off the area. We have received two bids; both are for cutting down the dead tree and for limbing the tree next to it. By limbing the tree, this will remove large limbs that pose a risk.

Alley Tree and Landscape - \$7250

A-1 Land Management - \$5800

Vici motioned to approve A-1 Land Management to Cut and Trim the trees (\$5800)

Sheldon seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

NEXT MEETING:

November 20, 2025 @ 6:00 PM

ADJOURNED: 6:38 PM

Secretary Signature: Nancy Henderson