



Board Minutes of the Board of Directors Meeting on November 20, 2025

PRESENT: Denise DeMartini (President), Vici Simmons, (Treasurer), Nancy Henderson, (Secretary), Sheldon Toso, (Director), Becky Perez, (Manager)

ABSENT: Andrew Bunch (Vice-President) (Work obligation)

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 reminded the members that during the holiday season employees are not allowed to accept gifts from members.*

EXECUTIVE MEETING WAS HELD ON: November 20, 2025

Agenda items: Legal, Identification and Resolution of Issues, Accomplishments, or goals for 2026, Hearing, Violations

OPEN FORUM: (Maximum 5 minutes per member)

Lot #0451: Member is concerned and would like a better explanation about why the chain will not be moved closer to the water. He would like the Board to discuss it further. Member would like to have access to the lake via the launch year-round.

Lot #2155: Member spoke in favor regarding the movement of the chain at the launch. Also was concerned about the Tri-Dam restrictions being hypocritical.

APPROVAL OF PRIOR MINUTES:

Vici motioned to approve the Board of Directors Meeting Minutes of October 30, 2025

Sheldon seconded the motion

Further Discussion: none

Approved: 3 yes 0 nay 1 abstention

Motion Carried

Denise motioned to approve the Board of Directors Executive Meeting Minutes of October 30, 2025

Vici seconded the motion

Further Discussion: none

Approved: 3 yes 0 nay 1 abstention

Motion Carried

FINANCIAL REVIEW:

Vici motioned to approve the October Financials

Denise seconded the motion

Further Discussion: none

Approved: 3 yes 1 nay 1 abstention

Motion Carried

DIRECTOR'S REPORTS:

Sheldon: none

Vici: none

Nancy: none

Denise: Denise reported on the following issues brought up by members at the October Board meeting:

1. **Strip Mall Paving and Striping:** We have checked with both the 8A Association and our Legal department and we have determined that our HOA is not obligated nor responsible for this area. It is solely the responsibility of 8A.
2. **On Call Kiva Launching:** We will not be providing On Call launching at Kiva at this time.
3. **Moving the Chain Closer to the Water at the Kiva Launch:** It has been requested of us by a member to move the chain at the Kiva launch. Currently, we do not anticipate making any changes. Becky will make some suggestions during her manager's report.
4. **Electric Trolling Motors:** We have reached out to TriDam for clarification, and this is what we received: According to the information outlined in Tri-Dam's AIS Prevention Program and FAQs, all vessels launching on Tulloch Reservoir, whether motorized or non-motorized—must comply with the inspection and banding requirements. While non-motorized craft (such as kayaks and paddleboards) typically complete a self-inspection form, any vessel equipped with an electric trolling motor is treated as a motorized vessel and must undergo full inspection, banding, and verification prior to launch. Similarly, kayaks that are transported on a trailer, even without a motor, are also subject to inspection and banding, as they fall under the same "trailer vessel" category within the program. This ensures consistent prevention measures and minimizes the risk of aquatic invasive species transfer. Denise reiterated that this is a TriDam program and we are following their directives.
5. **CID/Liens:** We will continue to have CID submit liens on our members who are severely delinquent on their assessments. Margie in our office will also continue to make calls to generate revenue from past due assessments. Although we have the option to send the most egregious offenders to foreclosure, it is not our policy to do so.
6. **Trails/Signs:** Pat will be clearing the trails twice a week (on Tuesdays and Thursdays). He will be marking the trails with signs as he goes.
7. **Maps of Trails to Hand out:** We do not have maps of the trails throughout the entire association but we do have maps of the trails within the park and its surrounding areas ([Trail-Map.pdf](#)). They will be available in the lobby. There are interactive maps available on our website ([Copper Cove P&E Trails](#)).

MANAGER'S REPORT: Craig, the Association's newest maintenance staff member, began work on November 3rd. He is performing well and has already proven to be an asset to the team. The Compiled Financials for 2026 will be mailed out early next week. Becky invited members who are available to assist with stuffing envelopes. Becky received notice regarding complaints filed against the Tri Dam Project (concerning the handling and closure of Lake Tullock for the Golden Mussel AIS Program). The Commission determined that the Tri Dam Project was not in violation of its 2006 license. She also made suggestions for the chain/launch concerns.

OLD BUSINESS:

Budget: Last month the Board approved the Budget for 2026. Since then, State Farm Insurance submitted their quote showing an increase of \$5,500. This will only affect the reserve contribution. The reserve contribution was to be \$96,172 but now it will be \$90,672.

Reserve Contribution:

Vici motioned to approve the new annual reserve contribution amount of \$90,672

Sheldon seconded the motion

Further Discussion: We should not change the budget. It's suggested this budget be shown revised with the date of revision.

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Reserves:

Vici motioned to transfer \$7,556 monthly to the reserves for 2026

Denise seconded the motion

Further discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

NEW BUSINESS

Member Request: A member has asked to reserve the hall on Thursday, December 18th from 1PM-3PM for the 3rd Annual Copper Cove Cookie Exchange.

Vici motioned to approve member's request to reserve the hall on Thursday, December 18th from 1PM-3PM for the 3rd Annual Copper Cove Cookie Exchange

Nancy seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

NEXT MEETING: January 29, 2026 @ 6:00 PM

ADJOURNED: 6:29 PM

Secretary Signature: Nancy Henderson