



Board Minutes of the Board of Directors Meeting on January 29, 2026

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

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.

EXECUTIVE MEETING WAS HELD ON: January 29, 2026

Agenda items: Hearings, Identification and Resolution of Issues, Road Maintenance, Violations, Agency Agreement.

OPEN FORUM: (Maximum 5 minutes per member)

Lot #2090 - Member commented he would like to see the launch at the Kiva open all year to use the lake for practice of his children's water sports. Member indicated that the lake was one of the reasons his family moved to Copperopolis.

Lot #2155 - Member commented he would also like to see the launch at the Kiva open all year with a fee to offset the cost of the Kiva staffing. He recommended that maybe we have the launch open for 1 hour in the morning and 1 hour in the afternoon.

Lot #0591 - Member commented her homeowner's insurance is requiring a 5' clearance of her home. Member was advised that this is not an HOA issue and was referred to Cal-Fire.

APPROVAL OF PRIOR MINUTES:

Nancy motioned to approve the Board of Directors Meeting Minutes of November 11, 2025

Vici seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 1 abstention

Motion Carried

Denise motioned to approve the Board of Directors Executive Meeting Minutes of November 11, 2025

Nancy seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 1 abstention

Motion Carried

FINANCIAL REVIEW:

Vici motioned to approve the November Financials
Nancy seconded the motion
Further Discussion: none
Approved: 4 yes 1 nay 0 abstention
Motion Carried

Denise motioned to approve the December Financials
Vici seconded the motion
Further Discussion: none
Approved: 3 yes 1 nay 1 abstention
Motion Carried

DIRECTOR’S REPORTS:

Sheldon: He would like to volunteer to attend the CACM Trade Show at the Oakland Marriott February 4—6, 2026. Approved by the Board.

Re: Correspondence procedures. He would like to see a little more formality where members address the Board directly instead of talking among themselves in the audience. He stressed that the President is in full charge of the meeting. He would like to see members’ written suggestions added to the Agenda. All written correspondence gets a response.

Vici: Vici reported on the following:

Closed Accounts:

With Explanations That We Cannot Collect - **\$57,496.76**

Abstract Judgement Recorded	1
Foreclosures	14
From Previous Provider never billed	4
No Notice Property Transfer	2
Owner Deceased-Foreclosure	1
Property Sold No Notice	2
Property sold without going through escrow	6
Sold at Auction	1
Tax Defaulted Property - Sold	1
Further investigation	2
Bankruptcy/Foreclosure	1
Calaveras County Sold Property 2021	3
Closed Account	1
Deceased Property sold	2

Assessments Collected Before Due Date (Prepaid) = 308 members totaling \$89,761.84

Assessments Collected During January = \$412, 665.08

54 Liens Have Been Recorded for a Total of \$130,315.71

Liens Being Approved Tonight - 32 = Approximately \$46,471

Vici motioned to write off all the closed accounts.

Denise seconded

Further Discussion: none

Approved: 5 Yes 0 Nay 0 Abstention

Nancy: Gave an update of the CCWD meeting of January 27, 2026. The US Army Corps of Engineers will be doing work at the wastewater treatment plant with heavy equipment using Little John Road. This is in conjunction with the pipeline replacement. The other project CCWD is working on is Pond 6 cleanup for Copper Valley to use grey water for the golf course. Copper Cove member Copeland mentioned during this meeting that he hoped the CCWD ratepayers would not be paying for this grey water.

Denise: Addressed the following items that were brought up at either the last meeting at open forum or by members who contacted the office/Board during the holiday season.

- The chain at Kiva launch has been moved closer to the water as requested by several members. We had to receive permission from CCWD as it is now anchored to their property.
- We will not be allowing year-long launching at this time. It is cost prohibitive due to the Tri Dam restrictions.
- A member gave several suggestions and expressed his displeasure as to how the Board meetings are being run. This member feels that members are not allowed to speak freely. Members are allowed to speak at the beginning of each meeting during open forum. The agenda is available at all meetings and emailed to members who opt in the email program. They are then aware of what the Board will be discussing and can make their opinions clear during open forum. As stated, before each meeting, members are present to witness Board business being conducted on their behalf. The President attempts to keep order during the meeting and does her very best to prevent audience participation during the business portion of the meeting. If members feel the need to express their opinions further, they are encouraged to speak to Board Members or the Manager after the meeting.
- During President DeMartini's report Member Lot #2155 loudly interrupted her report numerous times and talking over her. President DeMartini kept reminding the member to stop talking; member refused and continued to loudly talk over her becoming belligerent and disrespectful. President DeMartini rapped the gavel and asked/told member to leave. Member refused several times until Vice President Bunch advised the member to leave. As the member was leaving, he stated "this isn't going to end well for you. Just wait". The member repeated this several times before leaving the meeting. During this exchange President DeMartini removed herself from the podium until order was restored. President DeMartini then continued the meeting without incident.
- Over the years members have become increasingly combatant to employees and office staff. This is not appropriate behavior and will not be tolerated. The abuse and disgusting language that our employees have been subjected to over the past year is unacceptable and the Board takes it very seriously. In the coming year, if these behaviors continue these members will be brought before the Board and censured.

Andrew: Advised the Board that because his work schedule has changed, he will be able to attend all meetings.

MANAGER'S REPORT:

The 2026 boat decals are available for purchase. The updated 2026 vessel registration is available online. The banding of boats and trailers is still in effect. Members are asked to please call in advance to make an appointment.

Becky will be attending the California Association of Community Management Law Seminar. She will be out of the office Wednesday through Friday (February 4-6). The office will remain open. Margie will be available during this time.

OLD BUSINESS:

Budget: NONE

NEW BUSINESS

Brett Harte Little League: The Little League is requesting to use the field starting February 1, 2026, through July 15, 2026. Their liability insurance has been received.

Denise motioned to approve Brett Harte's request to use the field starting February 1, 2026, through July 15, 2026

Vici seconded the motion

Further Discussion: Director Toso amended the motion to include "with field agreement"

Approved: 5 yes 0 nay 0 abstention

Motion Carried

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:

Lot #'s 0515, 8A167, 1736, 0580, 1892, 0557, 1037, 1609, 1059, 0560, 1100, 0057, 0066 ,0610, 1588, 0189, 0221, 0329, 0341, 0204, 0339, 0763, 0229, 1626A, 0262, 0359, 0367, 0924, 0415, 8A060, 8A047, 8A078.

Andrew seconded the motion

Further Discussion: Director Toso questioned if it was 26 lots. Denise responded – 32 lots for \$46,471

Approved: 5 yes 0 nay 0 abstention

Motion Carried

NEXT MEETING: February 26, 2026 @ 6:00 PM

ADJOURNED: 6:51 PM

Secretary Signature: Nancy Henderson