



Board Minutes of the Board of Directors Meeting on February 26, 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:

- *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. BUT it is the President's prerogative to converse with the audience. 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.*
- *The President will adjourn the meeting if an audience member persists on interrupting the Board conducting business.*

Denise responded to the following items that were brought up during the January 29th Board Meeting:

- "Two members asked that the boat launch remain open during the winter (limited hours): She stated that we can't vote on keeping the Kiva launch open without revising the policy. All members were given an opportunity to speak last year, after the policy went out for 28-day review. The consensus was that members would be happy with anything even if it was keeping the launch open for just one additional month. Members were accommodated by keeping the launch open for the month of October. Only 16 launches were facilitated during this time, and it was not considered fiscally responsible after the fact. The launch was kept open for the month of October and there just wasn't enough response of members wanting to use it. The on-call system that has been suggested is not feasible. "

EXECUTIVE MEETING WAS HELD ON: February 26, 2026

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

OPEN FORUM: (Maximum 5 minutes per member)

Lot #215 – Member requested to try and keep the Kiva launch open for winter.

Lot #602 – Member requested the HOA keep the Kiva launch open for winter possibly using on-call staffing. Member referenced Connor Estates regarding dock slips and launch ramp.

Lot #2106 – Member repeated what the two previous members stated. Member would also like to know if there is an end in sight for the Tri Dam restrictions. (Board is not aware of any end to restrictions).

Lot#2090 – Member wanted to know if the Board will open the Kiva launch before May 1, 2026. (President DeMartini responded it will open on May 1st).

APPROVAL OF PRIOR MINUTES:

Andrew motioned to approve the Board of Directors Meeting Minutes of January 29, 2026

Vici seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 1 abstention

Motion Carried

Anrew motioned to approve the Board of Directors Executive Meeting Minutes of January 29, 2026

Vici seconded the motion

Further Discussion: Sheldon brought up an error, and the motion was amended to “subject to correction”.

Approved: 4 yes 0 nay 1 abstention

Motion Carried

FINANCIAL REVIEW: Tabled until next meeting

DIRECTOR’S REPORTS:

Sheldon: Would like to entertain a committee to address the Kiva launch.

Vici: No report.

Nancy: Gave a synopsis of the Meet & Greet held on February 25, 2026. Facilitators encourage all members to engage in the workings of CCWD; attend meetings either in person or Zoom. Written communication is also encouraged. The main goal is to educate CCWD Board of Directors to better manage the water district. Sheldon added a couple of subjects that were included in this meeting.

Denise: No report.

Andrew: No report.

MANAGER’S REPORT: She reported that there is a maintenance position open for 40 hours a week. If you know of someone, please let them know. She attended the California Association Community Manager’s seminar in Oakland. Subjects were new laws and changes occurring. Another topic this year was AI and how it is changing the industry.

OLD BUSINESS:

Budget: None

NEW BUSINESS

Home School – Lot 0521: Member is requesting the use of the hall on Fridays between the hours of 10 AM and 3 PM to host Copper’s Motherlode Homeschool Community. There are no events currently scheduled during this time. The only conflict would be the cleaning of the hall and bathrooms to be ready for weekend events.

Nancy motioned to approve member’s request to use the hall on Fridays between the hours of 10 AM and 3 PM. Pending – checking with legal for any ramifications. (Representative clarified the ending at 3pm).

Vici seconded the motion

Further Discussion: There will be a charge for propane if used.

Approved: 4 yes 0 nay 1 abstention

Motion Carried

Ballot Box – Approval of Ballot Box contract for the upcoming election. There will be two open seats this year.

Denise motioned to approve the contract for Ballot Box in the amount of \$8,500.00 with acclamation, not to exceed \$16,000.00.

Vici seconded the motion

Further Discussion: Shelson would like to see the voting/counting done here at the HOA. Several Board members reminded Sheldon that the new laws state that a outside entity must conduct the elections including counting ballots.

Approved: 4 yes 0 nay 1 abstention

Motion Carried

Exercise Bike/Gym Equipment – The tension knob on the exercise bike is broken. It cannot be repaired. The bike is outdated and the parts are no longer available. Copper Cove is contracted with Fitguard to maintain the equipment. They have a refurbished bike that they have offered to us at a price of \$2,860.11. This includes removing the old bike.

Andrew motioned to approve the purchase of the refurbished exercise bike from Fitguard in the amount of \$2,860.11. Withdrawn.

Sheldon seconded the motion

Further Discussion: Sheldon wanted this tabled until March 2026. Andrew asked if people actually use it and do we have the money in the budget to replace it. Andrew would like to replace the bike using reserves, subject to inspection.

Approved: 5 yes 0 nay 0 abstention

Motion Carried

Dumbbells - Last year the dumbbells were replaced. There has been some interest in purchasing the old ones. Is the Board willing to sell them and at what price?

Sheldon motioned to approve the sale of the replaced dumbbells for \$75.00

Andrew seconded the motion

Further Discussion: none

Approved: 5 yes 0 nay 0 abstention

Motion Carried

Field Use Agreement – The Board reviewed the proposed Field Use Agreement to be used between Copper Cove and outside agencies on how the field is to be used and the condition it is to be left in.

Sheldon motioned to approve the Field Use Agreement with changes.

Nancy seconded the motion

Further Discussion: Small discussion from Kristin (EPYSL).

Approved: 5 yes 0 nay 0 abstention

Motion Carried

Salvation Army – The Salvation Army would like to host another donation day on April 18, 2026. The hours will be from 10 AM to 2 PM. The drop off location will be at the lower parking lot closest to the basketball court.

Nancy motioned to approve the Salvation Army donation day on April 18, 2026, and also authorize 2 bi-yearly donation dates in the future.

Vici seconded the motion

Further Discussion: none

Approved: 5 yes, 0 nay 0 abstention

Motion Carried

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

ADJOURNED: 6:58 PM

Secretary Signature: Nancy Henderson