



**Board Minutes of the Board of Directors Meeting on March 26, 2026**

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

**Absent:** Andrew Bunch (Vice-President) Work

Call to order: 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.*
- *Friendly Reminder: Audio/video recording of this meeting by members is prohibited.*

**EXECUTIVE MEETING WAS HELD ON:** March 26, 2026

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

**OPEN FORUM: (Maximum 5 minutes per member)**

**Lot #0681** – Member is concerned regarding the Kiva launch being closed during the winter months. Member reminded the Board that lake access is a core benefit to our HOA and shouldn't have an extra charge to use the Kiva launch.

**Lot #2106** – Member reported that 30+ members attended the Kiva Launch Ramp meeting on March 21, 2026. Members voiced a strong desire to have the Kiva launch ram open for access using Option #2 (Connor Estates model) possibly using volunteers. A short discussion was given on Option #1 using existing hours of operation.

**Lot #0961-** Member shared that the meeting was well put together. Member is still concern regarding the mussels and regulations and how much is really needed. Member also mentioned that commercial striping is still needed.

**Lot #0611-** Member reiterated member from Lot 2106 using Option 2.

**Lot #0602-** Member Reiterated using Option 2.

**Lot #0392-** Member suggested another committee to review the Kiva rules. Member also mention the metal plates on Little John Road could possibly cause tire damage (member was advised to contact CCWD).

**Lot#0074-** Member represented Ebbett's Pass Youth Soccer Leage and was concerned about the Field User Agreement regarding Section C dealing with public parking on the street. Member mentioned that the street parking may not meet ADA guidelines. Member asked the Board to review the parking for non-member attendees.

**APPROVAL OF PRIOR MINUTES:**

**Vici motioned to approve the Board of Directors Meeting Minutes of February 26, 2026**

**Nancy seconded the motion**

**Further Discussion:** Director Toso mentioned he voted Nay with reference to approving the January 26, 2026, Board of Directors Meeting Minutes. Secretary Henderson only heard abstention. No further action was taken.

**Approved:** 3 yes 0 nay 1 abstention

**Motion Carried**

**Denise motioned to approve the Board of Directors Executive Meeting Minutes of February 26, 2026**

**Vici seconded the motion**

**Further Discussion:** None

**Approved:** 4 yes 0 nay 0 abstention

**Motion Carried**

**FINANCIAL REVIEW:**

**Vici motioned to approve the January 2026 Financials**

**Nancy seconded the motion**

**Further Discussion:** None

**Approved:** 3 yes 1 nay 0 abstention

**Motion Carried**

**Denise motioned to approve the February 2026 Financials**

**Vici seconded the motion**

**Further Discussion:** None

**Approved:** 3 yes 1 nay 0 abstention

**Motion Carried**

**DIRECTOR'S REPORTS:**

**Sheldon:** None

**Vici:** None

**Nancy:** Gave an update on what is happening at The Town Square.

**Denise:** Reported that over 600 members haven't paid their dues and our HOA is actively processing collection.

**Andrew:** Absent

**MANAGER'S REPORT:**

On March 10<sup>th</sup>, The Ballot Box mailed and emailed the 1<sup>st</sup> notice of acclamation. There were 125 emails that were no longer in use as they were suspended, or non-existent. Those 125 members will get a notice of acclamation mailed.

The well pump has malfunctioned; Abbey Wells came out to inspect the pump. The roof of the well shed had to be removed, they pulled 120 feet of pipe wire, and they found that the wires had been damaged. The wire was replaced and the well is working again.

The septic was backing up, Foothill Sanitary came out to inspect the septic tanks. It was found that the first tank had a clog; Foothill Sanitary pumped the tank. The invoices will be on next month's agenda to transfer the monies from the reserve account.

Yoga is back in session one Monday, Wednesday, and Fridays from 8:00 AM to 9:00 AM.

The gate at the Kiva was damaged and has been fixed.

**OLD BUSINESS:**

None

**NEW BUSINESS**

**Request to Use Kiva Boat Launch:** (One time Use) President DeMartini gave a recap of what was done last year.

**Denise motioned to keep the launch closed to non-members.**

**Sheldon seconded the motion**

**Further Discussion: None**

**Approved: 4 yes 0 nay 0 abstention**

**Motion Carried**

**Request to Lien:** CID provided a list of members with outstanding accounts of two years or more to move forward for the lien process.

**Denise motioned to authorize the Association to record liens against the following lots for unpaid assessments and related charges in accordance with the Association's governing documents and applicable law:**

**Lot 's- 8A172, 0500, 0493, 0479, 0472, 8A127, 1829, 0952, 8A123, 1838, 0580, 1609, 1846, 8A097, 8A091, 0441 , 0940, 0898, 1850, 1833, 1832**

**Vici seconded the motion**

**Further Discussion:** Sheldon asked for lot numbers to be listed on the Resolution to Lien report.

**Approved: 4 yes 0 nay 0 abstention**

**Motion Carried**

**Meeting adjourned at 6:38 pm to a closed session and reconvened at 6:50pm.**

**Director Toso explained to the membership the misunderstanding regarding the Kiva Launch. President DeMartini then took questions and comments from the membership. She also reminded the membership that our HOA is being fiscally responsible for the entire membership.**

**NEXT MEETING:** April 16, 2026 @ 6:00 PM

**ADJOURNED:** 7:17 PM

Secretary Signature: Nancy Henderson