



Board Minutes of the Board of Directors Meeting on April 16, 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.*

EXECUTIVE MEETING WAS HELD ON: April 16, 2026

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

Denise reported on the following items that were brought up during the March open forum:

- She thanked all that spoke regarding their support of the opening of the Kiva Boat launch before the May opening. She also thanked all that served on the committee in March and the subsequent committee in April.
- She thanked the member for his comments on striping the parking lot. This has already been researched and reported on. It is not Copper Cove's responsibility. Unfortunately, it is solely the responsibility of the 8A Association.
- A member brought up the condition of Little John Road and was directed to contact CCWD.
- The Field use form was brought up with regard to the gate being closed after hours which necessitated non-members being directed to park on the street. This was discussed in depth while creating the form. It was decided that since we are not a community park and we very generously open up the park to other entities that this will be the way of the future. In the coming year the gate will be closed at all times and all members will need to use their membership cards to enter the park as they do to enter the Kiva. The member stated that most of the users are members so they will be able to use their membership cards to enter the park after hours and park inside. We appreciate member's concerns, but this form will remain as is.

OPEN FORUM: (Maximum 5 minutes per member)

- **Lot #2106** – Member was curious about our new attorney addressing the Kiva launch volunteer issues. President DeMartini stated our new legal counsel was adamant that volunteers are not to be used at the Kiva launch.

Lot # 0611 – Member asked if a HOA volunteer could be paid \$1/hour to be considered an employee. All employees must be paid minimum wage.

APPROVAL OF PRIOR MINUTES:

Nancy motioned to approve the Board of Directors Meeting Minutes of March 26, 2026

Vici seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Vici motioned to approve the Board of Directors Executive Meeting Minutes of March 26, 2026, with corrections.

Sheldon seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

FINANCIAL REVIEW:

Vici motioned to approve the March 2026 Financials

Nancy seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

DIRECTOR'S REPORTS:

Sheldon: None

Vici:

- There are 2035 members in the Copper Cove HOA.
195 members paid their fees in March. Of the 2035 members, there are 288 active accounts that have not paid their member fees for 2026, totaling \$110,825.75. This is 14.15% of the membership.
- Thank you to 85% of members who have paid their membership fees so far this year.
- The active accounts number does not include accounts that have gone to collections, liens, etc.
Of the Tri Dam approved HOAs who have boat launches on Lake Tulloch, there are 6:
 - Black Jack Bluffs pay \$220/month
 - Calypso Bay pays \$255/month
 - Connor Estates pay \$250/month
 - Poker Flats pay \$148/month
 - Peninsula Estates pay \$175/month***Copper Cove Association pay \$320/year***
The average for the 5 HOAs that charge monthly, the average is \$165.60/month. That is more than Copper Cove Association pays for 6 months. When broken down Copper Cove Association members pay \$26.66/month.

Nancy: Reported that Tri Dam has closed Beardsley Lake.

Denise: None

MANAGER'S REPORT:

- The Salvation Army will be accepting donations this Saturday April 18th, 2026, from 10 AM- 2:00 PM. The truck will be located at the parking area closest to the basketball court.
- The office has been diligent in sending mass emails to members reminding them we are coming into fire season. It's time to fireproof their property by cutting back all dry vegetation.
- Copper Cove Association is now part of the Firewise Program. In about a week, you should be able to go on the Firewise website and download the certificate. Some, if not most insurance companies, give discounts if your community is participating in the Firewise program. If you pay any monies to have your yard sprayed, weed whacked or you do it yourself, save all your receipts or estimate hourly cost/plus fuel. If you use your tractor keep a note. This information is crucial to show that the community is doing their part to fire proof their properties.

- Phi Cares_emergency medical transportation representative, Troy Vickers, will be giving a presentation at the May board of directors meeting.
- Rick Martin, an insurance representative, will be attending the May board of directors meeting. He will be giving a short educational presentation covering wildfire insurance challenges, California FAIR plan and insurance discounts.
- The Weed Alliance Group will be having a town hall meeting at the Copper Cove Hall on April 24th at 6:00 PM. The Weed Alliance Group will be discussing the weeds in Lake Tulloch that Tri Dam is responsible for maintaining.
- Kiva boating season opens May 1st. The manager and one board member will be conducting interviews next week.

OLD BUSINESS:

None

NEW BUSINESS

Well: There has been work done to the well as the pump wasn't working. It turned out to be frayed wires in the well. The invoice for Abbey Wells is \$1,355.13. The septic backed up causing the toilets to not flush properly. Foothill Sanitary came out and pumped the septic. The invoice for Foothill Sanitary is \$835.00. This is for work already completed. Foothill sanitary found that tree roots played a part in the faulty septic. They found they needed to come back and cut away the roots from the septic and pore a cement wall to keep the roots from creating the same issue. This invoice is \$1,425.00. This work has not been completed although there is a work order that will be completed on April 20th. The total wire amount will be \$3,615.13.

Vici motioned to approve the repairs in the amount of \$3,615.13 from the Reserves

Sheldon seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion Carried

HCI Docs: There is only one bid for the docks. HCI is the only company that does EZ Docks. Three years ago, the association installed EZ Docks on the South side. This bid is for the North docks, a swim dock with two ladders and removal of old docks. The 2026/2027 winter season is the three-year low for water level and the goal is to have the docks in by March/April 2027 when the water level is at the normal level.

Denise motioned to approve the Dock installation and removal of the old docks in the amount of \$118,830.19.

Nancy seconded the motion

Further Discussion: Sheldon would like to have the docks arms extended in order for them to be used during winter season.

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Valley Entry/Gates:

OPTION ONE: The first proposal is to install a keypad on the existing gooseneck post at the front gate for access.

A code to be used. This would be the same method as if an access card was issued to an establishment. It was mentioned at a previous meeting to have the gates remain closed during business hours.

OPTION TWO: The second proposal is to install a keypad within intercom/speaker that will ring the office and access can be given.

Sheldon motioned to approve Option One.

Denise seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

New Management Proposals:

HOA Accounting Services - There is a \$1,000.00 onetime set up fee, \$4,100.00 monthly service. There are other additional fees that are standard for filing state and federal forms ranging from \$30-\$100. There is an additional charge of \$30 for bank accounts and utility bills without online access. HOA Accounting requires the association to open an operating account with Alliance Bank. Alliance Bank integrates with HOA Accountings software and has a secure lock box for online payments. Poker Flat is currently using HOA Accounting.

Community Financials - Premium package is \$7,409.00. The premium package is the basic that HOA Accounting is offering and what we are already receiving except Community Financial offers one board meeting attendance a year. The standard service is \$4,549, you can add other services as needed, this service is more of an ala cart. I have added additional services the association may need to bring the total to \$5,248 month, if additional training is needed then it's an additional \$800.

NEITHER company collects late charges; this is paid to the association.

Tabled

NEXT MEETING: May 28, 2026 @ 6:00 PM

ADJOURNED: 6:34 PM

Secretary Signature: Nancy Henderson