



Board Minutes of the Board of Directors Meeting on June 25, 2026

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

Call to order at 6:03 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.*
- *This meeting is being recorded for the purpose of transcribing the minutes.*

Flag Salute

EXECUTIVE MEETING WAS HELD ON: June 25, 2026

Agenda items: Identification and Resolution of Issues, Director Conduct, Legal, Personnel

Denise responded to the following items that were brought up during the May 28th Board Meeting:

At last month's Board meeting several members got up during open forum and verbally attacked our manager. While I understand that members may not agree with how things are run there are ways to state your opinions. The current Board will not tolerate rudeness and personal attacks on any of our staff. Please keep your comments civil and professional. If a member has a complaint against the staff, the Board or another member, the proper procedure is to fill out a complaint form in the office. The form will be processed and forwarded to the Board if warranted. At last month's meeting an associate member accused our manager of being condescending and rude to her at the front office. We took the time to check the video and audio feed from that interaction and this accusation turned out to be false. Members should be aware there is a camera at the window, and all transactions are recorded for members and the staff's protection.

As I stated when I read the norms at the beginning of the meeting, members are here to witness the Board conducting business on your behalf. We will not engage in conversations with the audience. I realize that in the past this rule has become fluid, but we will try our very hardest to stick to it. If you have something to say please hold your comments until the end of the meeting and come up to speak with us after the meeting. We are very happy to speak with you at that time.

A member made a comment that he did not feel that we need to have attorneys involved in our Association business. Unfortunately, in this day and age it is a necessity. We do need legal advice from time to time. We try to keep it at a minimum because we realize the cost involved.

Members put things on social media that are either not true or half-truths. I will tell you that first of all neither the Board nor the manager monitors social media. If someone has a complaint or a question, and I have said this in open meetings many times, please call the office to get your answers. Do not rely on social media for your information. I can assure you that the majority of the time, the information is incorrect.

To give you an example:

Just recently a member stated *“one of incumbent board member made a motion (made a vote) to remove 40k in back HOA debt. from our books”. The Board voted & it passed to let 40+k HOA dues and Fines debt be removed from our Books.*

While this in theory is correct, he neglected to give the entire background information. These accounts were closed accounts and impossible to collect on. That is why the motion was made and the vote was unanimous.

If you have a complaint, as I stated above, the complaint form can be found on our website or in our lobby. Fill it out and it will be investigated. If you complain about something on social media, it will not be addressed by our office or our Board.

To give another example:

A member on social media stated that he wished the sand at the Kiva would be changed. Instead of complaining on social media, where no action will be taken by the office or the Board, he should have gone to the website or the office and filled out a complaint form. The complaint would then be addressed by either the manager or the Board and taken care of.

These are just a few items that have been brought to our attention recently. Please, remember social media is great but if you want CORRECT and COMPLETE information or want to make a COMPLAINT or a SUGGESTION, please go to the source/office.

Lastly, we’re going to change things up a little when it comes to motions. We are going to have our discussion before motions and votes.

OPEN FORUM: (Maximum 5 minutes per member)

Lot # 0984– Member brought up that we all have to be aware of fire hazards and prevention. Treasurer Simmons gave the member information of who to contact outside of the HOA. He was very appreciative.

Lot #0521 – Member requested a storage locker for the Home-Schooling group which is an action item.

Lot #0611 – Member made comments about the Treasurers report. Member also questioned why volunteers were not being used. Member mentioned that Kiva staff needs to be WID certified.

Lot #2155 – Member seconded Lot#0611’s comments and proceeded to quote Margaret Mead. In his opinion HOA is doing this wrong and stressed the use of volunteers since 1985.

Lot #0074 – EPSL brought up the Field Use Agreement and would like an update on the Field Use Agreement and suggested a committee be formed. Would like the use of the field August 1, 2026 – November 1, 2026. She was reminded that the manager would only need the request form submitted to be put on the July agenda. The schedule and insurance would be submitted at a later date.

APPROVAL OF PRIOR MINUTES:

Pre-Discussion: none

Nancy motioned to approve the Board of Directors Meeting Minutes of April 16, 2026

Vici seconded the motion

Further discussion: see pre-discussion

Approved: 5 yes 0 nay 0 abstention

Motion Carried

Pre-Discussion: none

Vici motioned to approve the Board of Directors Executive Meeting Minutes of April 16, 2026

Andrew seconded the motion

Further discussion – see pre-discussion

Approved: 5 yes 0 nay 0 abstention

Motion Carried

Pre-Discussion: none

Denise motioned to approve the Board of Directors Meeting Minutes of May 28, 2026

Vici seconded the motion

Further discussion – see pre-discussion

Approved: 4 yes 0 nay 1 abstention

Motion Carried

Pre-Discussion to approve the Board of Directors Executive Meeting Minutes of May 28, 2026.

Tabled (requested by Director Toso)

FINANCIAL REVIEW:

Pre-Discussion: none

Vici motioned to approve the April 2026 Financials

Nancy seconded the motion

Further discussion – see pre-discussion

Approved: 5 yes 0 nay 0 abstention

Motion Carried

Pre-Discussion: none

Motioned to approve the May 2026 Financials

Tabled (requested by Treasurer Simmons)

DIRECTOR'S REPORTS:

Sheldon: None

Vici: None

Nancy: None

Andrew: None

Denise: Requested to move both the Executive and Open Board Meetings to the 4th Wednesday of each month. She has become her mother's caregiver which will require regular trips to San Francisco for medical appointments on Thursdays/Fridays.

MANAGER'S REPORT: All Kiva staff will receive WID training July 21-22-23, 2026. Delta Blue Grass will be presenting what can be done with baseball field grass on July 8th. There is a tree that needs to be removed from the Kiva area. Our Association Manager has been in touch with Kevins Tree Service for a quote.

OLD BUSINESS: None

NEW BUSINESS:

Board Meeting Date Change: Denise explained that her 97-year-old mother is now living with her and she often has to leave for San Francisco on Thursdays. She requested moving the meetings to the third or fourth Wednesday of the month. She opened it up to Board discussion.

Pre-Discussion: none

Denise motioned to approve moving the Board meetings to the 4th Wednesday of the month.

Nancy seconded the motion

Further discussion: see pre-discussion

Approved: 5 yes 0 nay 0 abstention

Motion Carried

The July meeting will be held on Wednesday, July 15, 2026 @ 6PM due to scheduling conflicts. Denise thanked the Board for their consideration.

Meet the Candidates Date: Denise stated that she would like to schedule a "Meet the Candidates" day on August 1st at 11 am. The HOA will host a BBQ for members who attend.

Pre-Discussion: none

Denise motioned to approve holding a "Meet the Candidates" day on August 1st at 11 AM. (BBQ to be hosted by the HOA)

Nancy seconded the motion

Further discussion – see pre-discussion

Approved: 5 yes 0 nay 0 abstention

Motion Carried

Kiva Launch Committee Report:

Pre-Discussion – discussion regarding the use of volunteers for boat banding.

Denise motioned to approve contacting our legal representative for an expansion on the reasons why member volunteers should be or not be utilized for the banding of boats. This item was tabled until the legal question is answered as requested by the Kiva Committee.

Vici seconded the motion

Further discussion – see pre-discussion

Approved: 5 yes 0 nay 0 abstention

Motion Carried

KIVA LAUNCH COMMITTEE REPORT TABLED

Land and Structure

Pre-Discussion - None

Denise motioned to approve \$5,540.00 for a site survey from Land & Structure (aba Sierra Consultants, Inc.) for the docks.

Andrew seconded the motion

Further discussion – Director Toso stated that the Site Survey item needs to be added to the agenda in order to take any action.

Denise then motioned to add the site survey to the agenda.

Sheldon seconded the motion to add the Site Survey to the agenda.

Further discussion – none

Approved: 5 yes 0 nay 0 abstention

Motion Carried

NEXT MEETING: July 15, 2026 @ 6:00 PM

ADJOURNED: 6:47 PM

Secretary Signature:

Nancy Henderson