



Board Minutes of the Board of Directors Meeting on July 15, 2026

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

ABSENT: Sheldon Toso, (Director)

Attendance: 20

Call to order at 6:01 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: July 15, 2026

Agenda items: Identification and Resolution of Issues, Hearing, Fee Waiver, Personnel

OPEN FORUM: (Maximum 5 minutes per member)

Lot 2106- When meeting dates change the HOA needs to make it easier for members to attend and suggest using Zoom. (Treasurer Simmons clarified that the NextDoor notification was inaccurate. President DeMartini clarified the day change).

~~~~~**Lot 2090-** Spoke about having access to the Kiva Launch.

~~~~~**Lot 2116A-** Spoke about updating the CC&Rs online. Andrew clarified regarding county permits and architectural design.

~~~~~**Lot 0074-** Member submitted e-mail regarding EPYSL's use of the ball field. President DeMartini clarified that this subject will be added to the agenda.

**Lot 0391-** Referenced a conversation with Rebecca and clarified which conversation should have been referenced.

Lot 1782 – Spoke to the southside docks and suggested making docks #23 and #24 available for wave runners, etc.

#### APPROVAL OF PRIOR MINUTES:

Pre-Discussion: None

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

Andrew seconded the motion

Further discussion: see pre-discussion

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Pre-Discussion: None

Denise motioned to approve the Board of Directors Meeting Minutes of June 25, 2026

Nancy seconded the motion

Further discussion: see pre-discussion

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Pre-Discussion: None

Nancy motioned to approve the Board of Directors Executive Meeting Minutes of June 25, 2026

Andrew seconded the motion

Further discussion: see pre-discussion

Approved: 4 yes 0 nay 0 abstention

Motion Carried

#### FINANCIAL REVIEW:

May 2026 Financials

**Tabled** (requested by Treasurer Simmons)

June 2026 Financials

**Tabled** (requested by Treasurer Simmons)

#### DIRECTOR'S REPORTS:

Vici: Addressed the \$40,000.00 write off. Leins have been used in the last 4-5 years. This amount includes members that have either passed away or are in bankruptcy with no chance of being collected.

Nancy: None

Andrew: Advised the membership that he will be moderating the Meet the Candidates on August 1, 2026.

Denise: Talked about the survey that will be going out tomorrow morning. There are approximately 18 questions and shouldn't take more than 5 minutes to complete and it is very easy to use.

**MANAGER'S REPORT:** See Old Business and Meet the Candidates Town Hall and BBQ.

#### OLD BUSINESS:

**Kiva Launch Committee:** The Kiva Launch Committee has submitted a draft proposal to the Board. Director Toso was not in attendance to explain the dates and time changes as well as the worksheets and how it affects the costs. The Board looks forward to Director Toso's presentation in August. **TABLED until Director Toso is able to present the draft proposal.**

**Meet the Candidates and BBQ:** Meet the Candidates and BBQ will be held at the Black Creek Hall on Saturday, August 1<sup>st</sup>. It will begin promptly at 11 AM with lunch being served at 12 noon. The members will have the opportunity to ask the candidates questions. The day will last approximately 2 hours.

**Pre-Discussion:** none

**Denise motioned to approve the purchase of food and beverages for the BBQ not to exceed \$200**

**Vici seconded the motion**

**Further discussion:** see pre-discussion

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

**Motion Carried**

## **NEW BUSINESS:**

**Delta Grower:** Jesse (In maintenance) presented to the Board the results of a meeting that we had with Delta Growers. They met with the Association Manager, a Board Member, and the two Maintenance employees. They explained their plan to solve the ongoing problems with the ballfield. They supply a full range of agricultural chemicals, fertilizers, herbicides, fungicides and insecticides. They inspected the ballfield and determined that there are fungus and clover weed that is taking over the field. The biggest problem that was observed is that the soil absorbs water in some areas and in others it drains off the field without any penetration. The soil is very rocky and when the temperature gets above 90 degrees the rock heats up and kills the roots. Delta Grower is a leader in the industry.

**Pre-Discussion:** none

**Denise motioned to approve \$3042.10 for the application of ReWet Water Penetrant and fertilizer treatment**

**Vici seconded the motion**

**Further discussion:** see pre-discussion

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

**Motion Carried**

**Engagement Letter (Haney Accountants):** We received the engagement letter from Haney Accountants to prepare our Annual Balance Sheets for December 31, 2027, and 2026 and all related statements in the amount of \$5200.

**Pre-Discussion:** none

**Denise motioned to approve the engagement letter from Haney Accountants in the amount of \$5200 for the preparation of our Annual Balance Sheets for December 31, 2027, and 2026, including all related statements.**

**Nancy seconded the motion**

**Further discussion – see pre-discussion**

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

**Motion Carried**

**Tree Removal:** We have received two bids for the cutting down and removal of a Bull Pine tree located at the lower-level parking lot at Kiva. One is from Kevin's Tree (\$1800) and the other is from Nate's Tree (\$2650)

**Pre-Discussion:** none

**Andrew motioned to approve Kevin's Tree to cut down and remove the Bull Pine tree located at the lower-level parking lot at the Kiva not to exceed \$1800**

**Vici seconded the motion**

**Further discussion – see pre-discussion**

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

**Motion Carried**

President DeMartini motioned to add a discussion regarding the e-mail from EPYSL to the agenda.

Andrew seconded the motion

Further discussion – None

Approved: 4 Yes 0 Nay 0 Abstention

Motion Carried

Andrew motioned to approve the use by EPYSL to use the ball field August 1, 2026 – November 1, 2026.

Vici seconded the motion

Further discussion – None

Approved: 4 Yes 0 Nay 0 Abstention

Motion carried

Lot# 0391 – Asked to revisit using Zoom (this subject was brought up during Open Forum). President DeMartini indicated it might be used for Meet the Candidates.

**NEXT MEETING: WEDNESDAY, August 26, 2026 @ 6:00 PM**

**ADJOURNED: 6:33 PM**

Secretary Signature:

Nancy Henderson