COPPER COVE ASSOCIATION

Board Minutes of the Board of Directors Meeting on August 26, 2026

PRESENT: Denise DeMartini (President), Andrew Bunch (Vice-President), Vici Simmons, (Treasurer), Nancy Henderson, (Secretary), Sheldon Toso, (Director)
ABSENT:
Attendance 14 Zoom 3

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 end 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 recess 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.*

EXECUTIVE MEETING WAS HELD ON: August 26, 2026
Agenda items: Identification and Resolution of Issues, Social Media, Hearing, Fee Waiver, Personnel

Denise explained that many members asked in the survey for the open forum portion of the Board meeting to be moved to the end of the meeting. So, we will try it. We also listened and the Board meetings will be on Zoom for the next several months and we will see if members utilize it.

APPROVAL OF PRIOR MINUTES:

Pre-Discussion: None
Treasurer Simmons motioned approving the Board of Directors Meeting Minutes of July 15, 2026
Secretary Henderson seconded the motion
Further discussion: see pre-discussion
Approved: 5 yes 0 nay 0 abstention
Motion Carried

Pre-Discussion: None
Treasurer Simmons motioned to approve the Board of Directors Executive Meeting Minutes of July 15, 2026
Secretary Henderson seconded the motion
Further discussion: see pre-discussion
Approved: 5 yes 0 nay 0 abstention
Motion Carried

FINANCIAL REVIEW:

Pre-Discussion: May 2026 Financials

TABLED

Pre-Discussion: June 2026 Financials

TABLED

Pre-Discussion: July 2026 Financials

TABLED

DIRECTOR'S REPORTS:

Treasurer Simmons: Reported on past due balances

Secretary Henderson: The Calaveras County Board of Supervisors has passed a moratorium on Data Centers in Calaveras County 4-0

Vice President: None

Director Toso: Commented on the Meet the Candidates, it was hard to hear in the back, he thanked the volunteers for their help with the lunch.

President DeMartini: Reported the results of the Survey (see attached)

MANAGER'S REPORT:

OLD BUSINESS:

Kiva Launch Committee: Pre-Discussion: the Kiva Launch Committee has submitted a draft proposal to the Board. Director Toso explained the dates and time changes as well as the worksheets and how they affect the costs.

President DeMartini Motioned to table this issue until the October meeting.
Vice President seconded the motion
Further discussion: see pre-discussion
Approved: 5 yes 0 nay 0 abstention
Motion Carried

NEW BUSINESS:

Zoom: Pre-Discussion: President DeMartini motioned to add Zoom to the agenda. Treasurer Simmons seconded the motion. No further discussion. Approved: 4 yes 1 no 0 abstention.

President DeMartini motioned to add Zoom to the Open Board Meetings for 6 months.
Treasurer Simmons seconded the motion
Further Discussion – Cost of $15.00/month
Approved: 4 yes 1 nay 0 abstention
Motion Carried

Copper PTC: Pre-Discussion: Copper PTC has reserved the hall for 10/10/26 for their annual Steak and Shrimp fundraiser. Today they are requesting to set up on Friday, 10/9/26 and to put up an oversized tent on the outside of the building on the entrance side of the building. It has been discussed with the homeschool group and they gave their authorization to Copper PTC to set up with them knowing that the homeschool group will also be accessing the hall.

President DeMartini motioned to allow Copper PTC access to the hall on Friday 10/9/26 for set up and to put up an oversized tent on the outside of the building. The homeschool group has given their approval for them to do this while they are in the building.
Treasurer Simmons seconded the motion
Further discussion: see pre-discussion
Approved: 5 yes 0 nay 0 abstention
Motion Carried

ARCHITECTURAL APPLICATIONS

Lot 0788: Pre-Discussion: Member placed a Tiny Home on his lot. Per Calaveras County Building Dept. tiny homes are not considered an ADU (Accessory Dwelling Unit). An ADU defined by Calaveras County contains permanent provisions for living, sleeping, eating, cooking, and sanitation. ADU's are placed on a permanent foundation. I have asked the members to provide plans and permits; no paperwork has been provided.

President DeMartini motioned to deny the application at this time until the requested documents have been provided.
Secretary Henderson seconded the motion
Further discussion – see pre-discussion
Approved:5 yes 0 nay 0 abstention
Motion Carried

Lot 0877: Pre-Discussion: Member is requesting to install a 12'X20' shed on his property. There are no P&E Trails on property, shed does not encroach on setbacks or utility easements.

Director Toso motioned to approve the application to install a 12'X20' shed pending county permits.
Vice President Bunch seconded the motion.
Further discussion – see pre-discussion
Approved: 5 yes 0 nay 0 abstention
Motion Carried

Lot 2175: Pre-Discussion: Member installed a wire fence along the west side of lot. There is a 10' P & E Trail and natural drainage. Fence must not impede into P&E Trial or natural drainage. Installation has been completed.

Director Toso motioned to approve member's request if there's no encroachment on the P&E Trails.
Further discussion – see pre-discussion
Approved: 5 yes 0 nay 0 abstention
Motion Carried

Lot 2179: Pre-Discussion: Member has installed a 4 ft high galvanized woven wire fence set on wood and steel posts. Fence may be blocking the neighboring P&E Trail. The terrain is too steep to see from Lakeshore Drive. Members will have to remove fencing that encroaching neighbor's property.

Director Toso motioned to (modified) to deny request and send letter to resubmit application without encroaching in P&E Trail.
Vice President Bunch seconded the motion
Further discussion – see pre-discussion
Approved: 5 yes 0 nay 0 abstention
Motion Carried

Sand Volleyball Court: In the survey that was sent out, there was a great deal of interest in a sand volleyball court. This sounds like a great idea; it will add to the many amenities the park has to offer.
Action Item: Manager Perez will be gathering information to present to the Board.

Dog Park: A dog park has also been requested. There is no dog park in our town. This area will keep dogs in a certain area if utilized by the dog owner. There has been an issue with dog owners not cleaning up after their dogs. **Action Item: Manager Perez gathers information to include any insurance liability, to present to the Board.**

Otter.AI: Otter.AI Is a real-time transcription App. This App automatically converts spoken words into written text in real time. It allows users to focus on conversations without manually taking notes. It's very useful for meetings. **Action Item: Manager Perez to gather information to present to the Board.**

Kiva Swim Area: The Kiva shoreline swimming area has cracks that require attention and corrective work. We are currently evaluating the extent of the issue and determining the appropriate repairs needed to correct it and ensure the swimming area is restored to its proper condition. **Action Item: Manager Perez gathers all pertinent information to present to the Board.**

OPEN FORUM: (Maximum 5 minutes per member)

Lot #0611 – Member requests his information be attached to these minutes. See attached.

Lot #0964 – Member observed that the ballpark is not up to par after monies were spent on Rewet in order to absorb water to maintain green grass. Member also mentioned he would like to see the gate close to the park.

NEXT MEETING: WEDNESDAY, October 28, 2026 @ 6:00PM

ADJOURNED: 7:22 PM

Secretary Signature:

Denise DeMartini

California Law Assembly Bill 1410 CIVIL CODE 4515 EFFECTIVE 1/1/23

No Homeowners Association (HOA) in California cannot tell you which specific external social media platforms you can or cannot use.

California Law and social media Under California law, specifically Assembly Bill 1410 (which updated the Davis-Sterling Common Interest Development Act), an HOA's governing documents and rules cannot prohibit residents from using social media or online platforms to discuss community issues. Protected online activities include:

Discussing association elections and legislation, venting or talking about neighborhood concerns, or criticizing the HOA board, management or decisions. Organizing, campaigning, or sharing information with neighbors.

What an HOA "Can and Cannot Do" it cannot "Ban" platforms: An HOA has ZERO authority to say you cannot use Facebook, Next Door, X (Twitter), Reddit, or any other independent online network. They also cannot stop you from joining unofficial homeowner-run neighborhood groups.

Cannot punish criticism: They cannot fine or penalize you simply for posting negative comments or criticizing the board online.

Can moderate official HOA portals: If the HOA creates and manages its own communication platform or app (like Townsquare or private HOA owned website) they can establish rules and moderate content within that specific owned space.

Cannot protect illegal posts: While they cannot ban free discussion, standard laws still apply. You can still face legal action from the HOA or individual neighbors if your posts cross into illegal territory, such as true defamation (knowingly posting false statements presented as fact to damage reputation) or sharing private, confidential resident information.