



Board Minutes of the Board of Directors Meeting on May 23, 2024

PRESENT: Bert Soske, Gregg Wilson, Andrew Bunch, Sheldon Toso

ABSENT: Denise DeMartini

Call to order at 6:00 PM

Flag Salute

EXECUTIVE MEETING WAS HELD ON: May 23, 2024

Agenda item: Hearing, Legal

OPEN FORUM:

Lot #0982: Cal Tel is running fiber optics on the P&E trail on Choctaw to Black Creek and the trail will be closed. No dates have been received from Cal Tel.

Lot #0196: Member received a notice from the Planning Commission on how they are changing the way the land is used. I have never received these notifications. Members provided copies of the constitution to the board. Wants the board to have a clause to land use regulations. Reserve the rights to land, liberty, and property.

Lot #0636: Member seconded what Lot 0196 said. Tell members to attend the planning commission meeting on June 5 & 6, 2024 at 9:00 AM. This meeting is for the development of Copperopolis.

APPROVAL OF PRIOR MINUTES:

Bert motioned to approve the March 28, 2024, Board Meeting minutes (Tabled from last meeting)

Greg seconded the motion

Further Discussion: None

Approved 3 yes 0 nay 1 abstention

Motion carried

Bert motioned to approve the April 25, 2024, Board Meeting minutes

Greg seconded the motion

Further Discussion: None

Approved 3 yes 0 nay 1 abstention

Motion carried

Bert motioned to approve the April 25, 2024, Executive Board Meeting minutes

Andrew seconded the motion

Further Discussion: None

Approved: 3 yes 0 nay 1 abstention

Motion carried

APRIL 2024 TREASURER REPORT FOR MAY 2024 MEETING

Operating Account Umpqua Bank (Checking)

Beginning Balance: **\$422,221.60**

Ending Balance: **\$317,363.20**

Debits: \$138,722.03

Credits: \$33,863.63

Reserve Account Umpqua Bank (Reserve)

Beginning Balance: **\$746.27**

Ending Balance: **\$73,288.65**

Debits: \$0.00

Credits: \$72,542.38

Reserve Account Mechanics Bank BUSINESS INVESTMENT MONEY MARKET (No monthly statement)

Beginning Balance: **\$53,121.95**

Ending Balance: **\$53,121.95***

Debits: \$0.00

Credits: \$0.00

Reserve Account PNC Bank BUSINESS PREMIUM MONEY MARKET

Beginning Balance: **\$261,791.26**

Ending Balance: **\$262,631.18**

Debits: \$3.00

Credits: \$842.92

Reserve Account PNC Bank Savings Account

Beginning Balance: **\$467.00**

Ending Balance: **\$452.00**

Debits: \$15.00

Credits: \$0.00

Reserve Account PNC Investments Security Annuity

Beginning Balance: **\$144,491.04**

Ending Balance: **\$144,491.04**

Debits: \$0.00

Credits: \$0.00

Bert motioned to approve the April 2024 Financials

Greg seconded the motion

Further Discussion: none

Approved: 3 yes 1 nay 0 abstention

Motion Carried

DIRECTOR'S REPORTS:

Andrew: none

Gregg: none

Sheldon: none

Denise: none

Bert: I was down south helping a friend with financial matters; I was gone for a few weeks and if feels good to be back home.

MANAGER'S REPORT:

Maintenance

Picnic Tables: Kent and Pat have been working diligently to replace the picnic tables/benches. The tables out front under the picnic awnings have already been replaced. It is a slow process since the tables must be put together and they are heavy and bulky. So far 11 of the old tables have been sold at \$50.00 each. There have been a lot of inquiries lately.

Water main: Last week there was a break in the water main at the parking lot exit. Maintenance replaced the damaged pipe.

Election: As of January, 2024 the quorum for all HOA communities in California has been reduced to 20% of the membership. Our quorum for the 2024 election will be 407 votes. **Correction: The adjourned meeting quorum will remain at 15% of the voting membership, the new California HOA community guidelines does not pertain to our association.**

OLD BUSINESS:

Zoom: The Board discussed the reinstatement of Zoom for Board Meetings.

Bert motioned to table to next meeting

seconded the motion

Further Discussion: Send out questionnaire with election mailing or by email

Approved: 3 yes 1 nay 0 abstention

Motion Carried

Liens: Lien letters were mailed out to the following 30 delinquent members on May 1st. This initiated the 30-day notice to the delinquent member. At the end of the 30 days a lien will be recorded on the property.

Bert motioned to approve recording liens on Lot #1853, 0267, 8A057, 1643, 8A136, 1065, 1735, 0779, 0289, 1543, 0428, 8A099, 0649, 1047, 0173, 8A095, 8A119, 1894, 0457, 8A162, 1693, 8A157, 8A064, 1903, 1603, 0835, 0713, 1622, 0610, 8A109

Andrew seconded the motion

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Hall Rental Policy #005: Hall Rental Policy #005 went out for 28-day review. The Association did not receive any feedback from members.

Bert motioned to approve Hall Rental Policy #005

Andrew seconded the motion.

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

NEW BUSINESS:

Member Request: Member has requested to provide a Yoga or Martial Arts class (Free of Charge to Members). Members are certified in Martial Arts and certification has been provided. The following time slots are available: Tuesday mornings and late afternoons are available. Every other Thursday afternoon at 1:00 pm and Friday mornings are also available or every other Friday morning.

Bert motioned to approve

Andrew seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Salvation Army: The Salvation Army would like to set up donation bins in the parking lot and have the community donate household items and clothing.

Andrew motioned to approve a one-day donation bin.

Greg seconded the motion.

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

ARCHITECTURAL REVIEW:

Lot #1083: Member is submitting for approval to use two trailers as living quarters while waiting to install a mobile home and to put three shipping containers on the property. One to use as a barn, the other two to be used for storage and to put a room over the two to use as a garage. There is a 30' P&E trail on the real of the property that has been brought to the member's attention.

Andrew motioned to approve request subject to county permits for one year. Member to submit plans for manufactured home at next meeting.

Gregg seconded the motion

Further Discussion: Sheldon wants exact plans for what container actually look like

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Lot #0769: Member is requesting to install a manufactured home. He is currently living in an RV that was approved in September 2022. NOTE: Member submitted plans in 2022 to build a secondary unit prior to building the main home. Those plans never materialized and he is now submitting to build the main home.

Sheldon motioned to carry over to next meeting. Resubmit plans to include garage.

Bert seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Lot #1081: Member would like to install a RV shed. The shed is 18' x 36' in dimension and 14 foot high.

Sheldon motioned to approve subject to county permits.

Bert seconded the motion.

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Reserve Transfer: All of the picnic tables have been received. Board approval is needed to transfer \$35,714.10 from the Reserve Account back into the Operating Account. The original quote was \$43,036, a difference of \$7,321.90.

Bert motioned to transfer \$35,714.10 from the Reserve Account back into the Operating Account

Andrew seconded the motion.

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Maintenance Equipment: Craftsman pressure washer with a Honda engine was purchased in 2022. The pressure pump went out after the warranty expired. There is no replacement part available.

Sheldon motioned to get a second opinion if pressure washer cannot absolutely be fixed. If the cost of replacement is more than \$350 then purchase a new pressure washer.

Bert seconded the motion.

Further Discussion: Greg advised to call Benny's Spray Center out of Stockton.

Approved: 4 yes 0 nay abstention

Motion Carried

Since 2024 is the last year to purchase gas operated machinery i.e. leaf blowers and weed whackers. Management is asking the Board for approval to purchase the following gas-powered equipment:

Pressure Washer: 2700 PSI - \$912.00

Weed Whacker: \$526

Chain Saw \$504

Backpack Blower\$700

Total: \$2168.00

**Sheldon motioned to purchase a pressure washer, weed whacker, chain saw and backpack blower
(not to exceed \$2650.00 from account 5430)**

Bert seconded the motion

Further Discussion:

Approved: 4 yes 0 nay abstention

Motion Carried

ADJOURNED: 7:22 PM

NEXT MEETING: June 27, 2024 @ 6:00 PM

Secretary Signature: Denise DeMartini