



Board Minutes of the Board of Directors Meeting on June 27, 2024

PRESENT: Bert Soske, Gregg Wilson, Sheldon Toso Manager Becky Perez

ABSENT: Denise DeMartini, Andrew Bunch

Call to order at 6:00PM

Flag Salute

EXECUTIVE MEETING WAS HELD ON: June 27 2024

Agenda item: Legal

OPEN FORUM:

Lot #8A086 & 8A087: Member reported that the playground dome has a hole in it and that a child was injured. Member feels this needs to be replaced as well as the swings and dome slide.

Lot #0636: Member reported that there is a Copperopolis City plan drafted by supervisor Amanda Folendorf but it is difficult to find on the planning department website. Call Amanda 209-286-9050 or you can contact Nancy Henderson for more information.

Lot #1646 & 1647: Member is concerned about the weeds in the community. Member's neighbors have not cut back their weeds. Member wants to know if there is a way to start sending letters about weeds out earlier? Member is concerned about insurance rates being increased or policies being dropped.

Lot #: 1586: Member stated that the Supervisor is useless and is concerned about the fire.

APPROVAL OF PRIOR MINUTES:

Bert motioned to approve the May 23, 2024, Board Meeting minutes

Gregg seconded the motion

Further Discussion: none

Approved 2 yes 0 nay 1 abstention

Motion carried

Bert motioned to approve the May 23, 2024, Executive Board Meeting minutes

Gregg seconded the motion

Further Discussion: none

Approved: 2 yes 0 nay 1 abstention

Motion carried

Approval May 2024 Financials

Tabled to next meeting.

DIRECTOR'S REPORTS:

Andrew: Absent

Gregg: None

Sheldon: The average spending is \$36K a month when you do the calculation, we will have \$73,000. How much money does it cost CID to send out delinquencies vs what we receive? This amount should be written off.

Denise: Absent

Bert: Glad everyone is doing well from last week. We may not have had this meeting or this hall. We should look into working with fire department about fire abatement, maybe hold a townhall meeting. Just drove in from Southern California. Boat parade will be on June 26, 2024.

MANAGER'S REPORT:

The office has been working on multiple violations. So far there have been 38 violations for dry vegetation, four violations for no ACC Approval, six violations for unsightly trash/garbage, one for dog not on leash (aggressive) and one for verbal abuse toward staff. There are five additional violations for dry vegetation that were received today.

The association purchased new maintenance equipment. (Pressure washer, trimmer, chain saw and backpack blower.)

Ballots will be mailed on Monday, July 1, 2024. Be on the look out for them and mail them back as soon as possible. We would appreciate it.

OLD BUSINESS:

Zoom: This was tabled from last month's meeting. There was a suggestion to send a questionnaire out to members via ballot box when the ballots were sent out. Ballot box suggested that it was not a good idea since the ballot envelopes are returned to their Las Vegas address and not directly to the Association.

Bert motioned to send out an email regarding a vote for Zoom.

Sheldon seconded the motion

Further Discussion: none

Approved: 3 yes 0 nay 0 abstention

Motion Carried

NEW BUSINESS:

ARCHITECTURAL REVIEW:

Lot #8A066: Member is submitting plans to build a 3 bedroom - 2 bath home with a 2-car garage, permits enclosed.

Sheldon motioned to approve subject to county permits

Bert seconded the motion

Further Discussion: none

Approved 3 yes 0 nay 0 abstention

Motion Carried

Lot #0477: Member is requesting to install a 16' X 22' storage shed at the rear of the yard. Home does have a garage. No P&E trail noted on property.

Bert motioned to approve with consideration of county permit

Sheldon seconded the motion

Further Discussion: none

Approved: 3 yes 0 nay 0 abstention

Motion Carried

Lot #1083: Member is requesting to install a 1600 square foot manufactured home.

Sheldon motioned to approve home subject to county permits. Cannot encroach on P & E Trail.

Bert seconded the motion

Further Discussion: none

Approved: 3 yes 0 nay 0 abstention

Motion Carried

Roof Maintenance: In February emails went out asking roofers for a bid regarding the roofs for the hall, maintenance building, outside bathroom and well pump. Only one bid has been received.

Options A, B, and C are for the metal roof.

There are missing screws and some screws have come loose/lifted which holds the gas that prevents leaks in the screws. It is recommended that option B be done to preserve and maintain the roof. The roof itself does not need to be replaced.

The second part of the bid is for the maintenance building, outside bathrooms and the well pump at the ballfield.

Tabled to next month for more bids. Kevin referred New Shake 209-483-7955, 209-840-1445

ADJOURNED: 6:53 PM

NEXT MEETING: July 25, 2024 @ 6:00 PM

Secretary Signature: Denise DeMartini