



**Board Minutes of the Board of Directors Meeting on July 25, 2024**

**PRESENT:** Bert Soske, Denise DeMartini, Andrew Bunch, Sheldon Toso Manager Becky Perez

**ABSENT:** Gregg Wilson

Call to order at 6:00 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.*
- *Only Copper Cove Members may attend these meetings.*
- *Board Members will not engage in conversations or questions during the meeting. 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. In order to complete our HOA business within a reasonable time frame there will not be an open forum at the end of the meeting.*
- *Friendly Reminder: Audio/video recording of this meeting is prohibited. Per Sterling Davis: Attendees cannot record meetings without the Board's permission.*

**EXECUTIVE MEETING WAS HELD ON:** July 25, 2024

**Agenda items:** Legal and Hearings

**OPEN FORUM:**

**Lot #74:** Member read a letter to the Board regarding the utilization of the Black Creek Park fields for Soccer practices. (Sheldon wants a formal request submitted to the office at least a week before the meeting to get the request on the 8/17 agenda). Soccer season will be over at the end of October.

**Lot #74:** Member wants clarification that the sprinkler system will not be replaced until after Baseball and Soccer seasons are completed. Andrew looked up the motion regarding the sprinkler system repair and clarified that the repairs were not to be started until after both the Soccer and Baseball seasons were completed for 2024.

**Lot #8A86-8A87:** Member is asking about the fishing area at the Kiva and wants an update for the playground equipment at the park. Member was advised that the playground update was on the agenda.

**Lot #671:** Member asked the Board if he could record the meeting. The Board replied no. Member asked about the architectural handbook and whether was still being used. Member asked if the handbook was sent out for 28-day review. ACB vs ACC? Naming convention Is the ACC the Board? Does the ACC meet regularly? Or does it meet at the during the Board meetings? Asked about variances? When variances are approved, does the County get notified? 30-foot for fire (is it enforced?)

**APPROVAL OF PRIOR MINUTES:**

**Bert motioned to approve the June 27, 2024, Board Meeting minutes**

**Andrew seconded the motion**

**Further Discussion: none**

**Approved: 3 yes 0 nay 1 abstention**

**Motion carried**

**Bert motioned to approve the June 27, 2024, Executive Board Meeting minutes**

**Denise seconded the motion**

**Further Discussion: Remove Andrew from being present**

**Approved: 3 yes 0 nay 1 abstention**

**Motion carried**

**MAY 2024 TREASURER REPORT FOR JULY 2024 MEETING**

**Operating Account Umpqua Bank (Checking)**

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

Ending Balance: **\$295,772.18**

**Debits: \$54,885.96**

**Credits: \$33,294.94**

**Reserve Account Umpqua Bank (Reserve)**

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

Ending Balance: **\$73,289.89**

**Debits: \$0.00**

**Credits: \$1.24**

**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: **\$262,631.18**

Ending Balance: **\$263,501.94**

**Debits: \$3.00**

**Credits: \$873.76**

**Reserve Account PNC Bank Savings Account**

Beginning Balance: **\$452.00**

Ending Balance: **\$437.00**

**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 May 2024 financials**

**Andrew seconded the motion**

**Further Discussion: None**

**Approved: 3 yes 1 nay 0 abstention**

**Motion Carried**

**JUNE 2024 TREASURER REPORT FOR JULY 2024 MEETING**

**Operating Account Umpqua Bank (Checking)**

Beginning Balance: **\$295,772.18**

Ending Balance: **\$295,772.18**

**Debits: \$36,803.85**

**Credits: \$13,690.03**

**Reserve Account Umpqua Bank (Reserve)**

Beginning Balance: **\$73,289.89**

Ending Balance: **\$73,291.00**

**Debits: \$0.00**

**Credits: \$1.21**

**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: **\$263,501.94**

Ending Balance: **\$264,347.32**

**Debits: \$3.00**

**Credits: \$848.38**

**Reserve Account PNC Bank Savings Account**

Beginning Balance: **\$437.00**

Ending Balance: **\$422.00**

**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 June 2024 financials**

**Andrew seconded the motion**

**Further Discussion: None**

**Approved: 3 yes 1 nay 0 abstention**

**Motion Carried**

**DIRECTOR'S REPORTS:**

**Andrew:** None

**Denise:** Denise would like to encourage all members to vote in the ongoing election. She reminded the members that as with all elections it is every person's responsibility to cast their vote. She also mentioned how great the community looks now that it is taking maintaining weed abatement seriously. She seriously hopes this diligence will continue from year to year.

**Bert:** The next Board meetings will be: Saturday, August 17<sup>th</sup> at 11 AM will be the adjourned meeting. At 11:30 on August 17<sup>th</sup> we will hold our monthly meeting. On Saturday, September 7<sup>th</sup> at 10 AM we will hold the adjourned meeting. The new Board will be announced at the monthly meeting that will be held on September 7<sup>th</sup> at Noon.

**Sheldon:** Sheldon announced that this will be his last Board meeting as he will be missing the August meeting for a family reunion in Tennessee. He also stated that he would be reading a statement and would appreciate no interruptions. He stressed that the comments were strictly his opinions and his alone.

- He stated that he will not be running for the Board this year.
- He has served on the Board for almost 4 years.
- He feels that it is the Board member's responsibility to attend all meetings.
- He chose to be on the Board because when M. Braly was appointed to the Board she was not a member in good standing. She had a large building that was not permitted and it encroached onto the P&E trail.
- It is stated that we have the lowest dues in the area but it is not stated that we have the least amount of amenities. Black Creek Park, the P&E Trails, and the Kiva.
- The trails have cost over \$50,000 in legal fees. He feels they should be abandoned. The P&E trails are a money pit.
- In his four years he feels we have not received adequate legal guidance, management (CID), We are in the association business. There is bad judgment in regards to CID when renewing their contract.
- We should get rid of the manure pit
- He feels that the Disc Golf course is a money pit and a waste of resources.
- He has created an ACC policy and will give it to Gregg and gave a set of golf discs to Rebecca.

Sheldon left the meeting abruptly. President Soske attempted to stop him but he refused to remain seated.

**MANAGER'S REPORT:**

Helena has resigned and given her two weeks' notice. If anyone knows of someone who would like a part time position, please have them contact the office. Picnic tables are still available for sale. Becky has completed her Large Scale Association Class.

**OLD BUSINESS:**

**Zoom:** This was tabled from last month's meeting. At last month's meeting it was suggested that an email be sent out to the 860 members that have opted in for electronic notifications asking if they are interested in attending Zoom meetings. The email went out on 7/8/24. As of this date, no one has responded to this email.

**Denise motioned to discontinue zoom meetings**

**Andrew seconded the motion**

**Further Discussion: Bert feels that with the lack of interest he feels that Zoom meetings are not a necessity.**

**Approved: 3 yes 0 nay 0 abstention (Sheldon has left the meeting)**

**Motion Carried**

**Salvation Army:** There will be a Salvation Army donation drop off at Black Creek Park on August 24, 2024 between the hours of 9:00 AM and 1:00 PM. A Salvation Army representative will be on site. The gates will remain open for this time only. (Please do not drop off any items unless the representative is present)

**NEW BUSINESS:**

**ARCHITECTURAL REVIEW:**

**Lot #1775:** Member is requesting to put up a 5' fence around the back of her home. The lot does have a 10' P&E Trail and Member is aware of this trail.

**Bert motioned to approve the fence on the condition that the member is not requesting a variance.**

**Andrew seconded the motion**

**Further Discussion: none**

**Approved 3 yes 0 nay 0 abstention**

**Motion Carried**

**Playground Update:** Manager has contacted Burk Industries (Company that sold the playground equipment) regarding warranty and parts. In the mean time maintenance grinded down the edges so that users will not get injured. Epoxy will also be added. The quote for the parts was received on 7/24. The quote is for \$2804.60 including shipping.

**Bert motioned to approve the part replacement expenditure**

**Denise seconded the motion**

**Further Discussion: Expense to come out of reserves**

**Approved 3 yes 0 nay 0 abstention**

**Motion Carried**

**ADJOURNED: 7:38 PM**

**NEXT MEETINGS:** Saturday, August 17, 2024 @ 11:00 AM Adjourned Meeting  
Saturday, August 17, 2024 @ 11:30 AM August Monthly Meeting  
Saturday, September 7, 2024 @ 10:00 AM Adjourned Meeting  
Saturday, September 7, 2024 @ 12 Noon September Monthly Meeting (New Board Announced)  
Thursday, October 24, 2024 @ 6:00 PM October Monthly Meeting

Secretary Signature: Denise DeMartini