



Board Minutes of the Board of Directors Meeting on August 17, 2024

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

ABSENT: Gregg Wilson, Sheldon Toso

Call to order at 11:10 AM

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: August 17, 2024

Agenda items: Hearing, Habitat for Humanity

OPEN FORUM:

Lot #0967: Member has a concern regarding evacuation planning. Someone should analyze and make a plan for evacuation. This is a very big concern.

Lot #571: Member is representing 559 and 561. They are very concerned regarding complaints that they have filed. She handed manager copies of the complaints.

Lot #682: Member moved his fence back. Said that the trail has not been maintained. Gave manager the address.

Lot #8A86: Member stated that the ACC wants minutes from 1988, 1989 and 1990. Playground: Are the swings going to be replaced? We will evaluate the swings. Do the CCRs pertain to 8A? 8A has their own CCR's and maintain their own common areas. We do handle lot complaints.

Lot #0074: Member is representing the soccer association. Wants to know the process moving forward for reserving the field. She did not want to come off as being harsh but was just being passionate at the last meeting.

Lot #682: Member wants a notification process in place when there is a spill (hazardous) at the lake.

Lot #732: Member is upset that we called the meeting on a Saturday as there are soccer games. Brought up the rumors on next door that said we were preventing non member's children from practicing on the field. The board stressed that these were rumors. Member was happy to hear this.

Lot #140: Member gave clarification regarding the spill at the lake. That spill was at the CCWD pump. It may have been vandalism. The generator may have been turned off. Approximately 2500 gallons. CCWD should have notified everyone. It is their responsibility. It does not matter how big the spill is, we should have been notified.

Lot #671: Member states that he has a lot of questions that have not been answered. New questions: He wants to know what the attendance record for board members is. Wants to know about the 28-day review of the ACC booklet. Who is on the ACC, where do they meet, where are the minutes? Variances should not be given. How were verbal complaints regarding manager from last meeting handled (personnel issues are confidential).

Lot #1868: Member has a situation in his neighborhood (Fong Drive). His block has turned into a car storage business. He realized that he should put the complaint in writing. He stressed that the \$10 fee to use a credit card to pay dues is too much.

Lot #1868: Member thanked the Board for taking care of her complaints. Another member also thanked the Board.

Lot #0203: Member says CalFire's due date for weeds is June 1st. Complaints may be submitted at any time. **Becky will generate a mass email in March reminding members regarding weeds.**

APPROVAL OF PRIOR MINUTES:

Bert motioned to approve the July 25, 2024, Board Meeting minutes
Andrew seconded the motion
Further Discussion: none
Approved: 3 yes 0 nay 0 abstention
Motion carried

Bert motioned to approve the July 25, 2024, Executive Board Meeting minutes
Andrew seconded the motion
Further Discussion: none
Approved: 3 yes 0 nay 0 abstention
Motion carried

JULY 2024 TREASURER REPORT FOR AUGUST 2024 MEETING - Tabled

DIRECTOR'S REPORTS:

Andrew: None

Denise: None

Bert: Wants to thank everyone for coming. We as a Board try to do the best we can. It has been his pleasure to serve on the Board. On Saturday, September 7th at 10 AM we will hold the Annual meeting. The new Board will be announced at the monthly meeting following the Annual meeting that will be held on September 7th at Noon.

MANAGER'S REPORT:

Helena is no longer with the HOA. We hired a new office assistant. (Darlene) Manager is encouraging all members to vote. Please mail in your ballots.

OLD BUSINESS:

Copper PTC: Copper PTC will be having their annual Steak and Shrimp dinner and fundraiser on Saturday, October 5, 2024. They are requesting to set up on Friday, October 4, 2024 and to set up a large party tent outside against the building as you enter the park.

Denise motioned to approve the Friday set up and tent set up
Bert seconded the motion
Further Discussion: none
Approved: 3 yes 0 nay 0 abstention
Motion Carried

NEW BUSINESS:

California Youth Soccer Association: California Youth Soccer Association is requesting the Black Creek Park Gates to remain open Monday through Friday until 8 PM (now until November 1st). They submitted liability insurance and their soccer schedule.

Denise motioned to approve the gate schedule for soccer from now until November 1st. The HOA is requesting that if on any given day the fields/gate will not be needed to notify the office in a timely manner.
Andrew seconded the motion
Further Discussion: none
Approved: 3 yes 0 nay 0 abstention
Motion Carried

Cal Fire: Cal Fire did not show up as scheduled.

ARCHITECTURAL REVIEW:

Lot #1605 : Member is requesting to install an emergency home Generac generator. It does not encroach on any setbacks.

Andrew motioned to approve the installation of home Generac generator

Bert seconded the motion

Further Discussion: none

Approved: 3 yes 0 nay 0 abstention

Motion Carried

Lot #785 : Member is requesting to install a fence around the perimeter of the property. The fence will be constructed of field fence wire and T-posts. There is a 30' easement on the NE corner of the property and the member is aware of this easement.

Denise motioned to approve the installation of the fence around the perimeter of the property not to encroach on the 30' easement on the NE corner of the property.

Bert seconded the motion

Further Discussion: none

Approved 3 yes 0 nay 0 abstention

Motion Carried

Lot #778 : Member is requesting approval for the installation of a fence that he has already started to put up. He was not aware that he needed prior approval. He is installing a wooden fence with three planks. The fence is nearly completed. (No P&E trail)

Andrew motioned to approve installation of fencing

Denise seconded the motion

Further Discussion: none

Approved 3 yes 0 nay 0 abstention

Motion Carried

Roof Bid: Bids have been received for the hall roof, maintenance building roof, outside bathroom and pump shed roofs. **TABLED**

Ballfield Irrigation: Maintenance will start November 1st.

Reserve Study: Completed

FireWise Program: Becky reported on what she has been doing to complete the rigorous process to get on the FireWise Program. CalFire will be implementing a volunteer program. They will be training and certifying volunteers. They will be able to enter properties to inspect for weed mitigation.

ADJOURNED: 12:27 PM

NEXT MEETINGS: 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: Nancy Henderson