



Board Minutes of the Board of Directors Meeting on September 7, 2024

PRESENT: Denise DeMartini, Andrew Bunch, Nancy Henderson, Vici Simmons

ABSENT: Gregg Wilson

Call to order at 12 Noon

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 may not record meetings without the Board's permission.*

EXECUTIVE MEETING WAS HELD ON: September 7, 2024

Agenda items: Personnel, Fee Waiver

THE ANNUAL MEETING WAS ON: September 7, 2024

ELECTION RESULTS: 387 votes/2038 lots

Ron Estrada: 39

Nancy Henderson: 327

Vici Simmons: 321

Discussion was held regarding Board positions.

Denise motioned to approve the following positions for the 2024-25 year

President: Denise DeMartini

Vice President: Andrew Bunch

Treasurer: Vici Simmons

Secretary: Nancy Henderson

Director: Gregg Wilson

Andrew seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

OPEN FORUM:

Lot #230: Member was given an RV extension for a year. He would like another extension. He was instructed to see Becky for a hearing date.

Lot #0536: Member welcomed the new board members and hopes that they will work fairly. He also hopes that they will work together to apply the rules impartially. He feels that either all members should be interacted with during open forum or no members should have interaction. He brought up the tennis courts in 8A. Becky told him that the common areas in 8A are not Copper Cove's responsibility. Only complaints on individual lots are handled by the Board. Member replied that he will be submitting a complaint to the Board regarding the tennis courts as they are a "blight."

Lot #659: Member congratulated the board. He was told that he was attacked verbally by the board after the last board meeting. He said that his comments in his letter were his and his alone. He also wondered why other board member's letters were put in the minutes verbatim but not his. He mentioned he would like to know about the delinquent dues. He wants a one paragraph change to the CCRs. He wants an ACC vs ACB clarification. He has a letter for Gregg. He also wants all board members placards displayed during meetings.

Lot #671: Member wants to know if he can record the meeting. He stated that he has three years of unanswered questions beginning with the Airola lawsuit. All boards, not just the past one have not enforced the rules of the CCR's. The problems began with permits on a past president's property. There has been selective enforcement. Board members have been repeatedly invited to address these complaints. He stated that if you are going to have rules, enforce them for everyone. If you cannot enforce the rules, then get rid of them. His questions are never answered. He feels that special treatment has been given to M. Braly. Please be transparent.

Lot #902: Member states that he was not going to address the Board. Half of the things that lot 671 are untrue. Lot 671 has had a personal vendetta against a previous board member for years and he cannot let it go. There are some things that the member is not allowed to get answers to due to confidentiality. And he has been informed of this repeatedly. Daily operations are not things that members are privy to. When you are on the Board you must have patience and you must think of the entire membership. You have to represent all members. He wishes the Board luck and thanked them for their time.

**APPROVAL OF PRIOR MINUTES:
TABLED**

JULY 2024 TREASURER REPORT FOR AUGUST 2024 MEETING - TABLED

Operating Account Umpqua Bank (Checking)

Beginning Balance: \$272,658.36

Ending Balance: \$282,721.89

Debits: \$47,259.97

Credits: \$57,323.50

Reserve Account Umpqua Bank (Reserve)

Beginning Balance: \$73,291.00

Ending Balance: \$37,578.13

Debits: \$35,714.10

Credits: \$1.13

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: \$264,347.32

Ending Balance: \$265,223.79

Debits: \$3.00

Credits: \$879.47

Reserve Account PNC Bank Savings Account

Beginning Balance: \$422.00

Ending Balance: \$407.00

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

DIRECTOR'S REPORTS:

Andrew: None

Nancy: There is a Copperopolis Community Plan in the works. Interim Planning Director, Peter Maurer, will be presenting it to the commissioners at the second meeting this month. Once it is approved it will go to the Board for approval. It should be in place by the end of the year per Amanda Follendorf.

Vici: None

Denise: Denise thanked everyone for attending the meeting. She is looking forward to serving as President in the coming year. This will be her sixth year on the Board. She made the following comments:

"These comments are not directed towards any one member. But this is a common occurrence that I have personally noticed that has been going on the entire 5+ years, I have been on the board. And it seems like the trend is getting worse. Even though, we as a board, have been working coherently and transparently, I feel like there is a small group of members who do not agree with the direction that this board is going in.

When a member either goes into the office, comes to a board meeting, approaches a board member or an Office staff member with a concern or question they usually have a preconceived answer in their mind. And when the answer that they get is not what they expected or what they feel is correct or what has been done in the past they may get irate, abusive, combative, and downright repetitive.

Sometimes we as a board, streamline procedures so that we can make things more convenient for our members and in doing so that changes what members may be familiar with from past years. That does not make it right or wrong. It just makes it different. Sometimes people do not do well with change.

We explain our reasoning...sometimes over and over again to the point where we stop explaining ourselves.

When a member comes into the office and a procedure is explained to them, and it is not what a member expects to hear, oftentimes they get upset with the person disseminating the information. And unfortunately, their frustration is directed inappropriately. And when they do not agree with the information that is being given to them, they feel that the person is being unhelpful and not doing their job. When what they are doing is being as helpful as possible, and doing their job to the best of their ability.

I am going to answer a couple of question that were asked at the last meeting. A member asked about two complaints that were verbally lodged against an employee at the July Board meeting. This member wanted to know what the disposition was. As with all personnel matters in any business these are confidential and will not be discussed with any member ever. A member asked what the attendance record was for board members. I invite anyone to look at the minutes on the website as all attendance is listed as a matter of public record. The member asked when the ACC hand book went out for 28-day review. I believe this was already reported out but the date was April 16, 2015 (through the newsletter) and approved in May of 2015. The member asked who was on the ACC. We, the Board, are the ACC and have been since covid. He asked where we meet. We meet right here during Board meetings. He asked where are the minutes. The minutes are in the regular Board meeting minutes each month. A member asked what happens after they lodge a written complaint. Once a written complaint is filed with the office. It becomes confidential and the person filing the complaint is not entitled to any information as to disposition. A courtesy violation letter is sent. After 30 days, if the problem is not corrected, a 2nd violation letter with a hearing date is sent. Fines may be set at this hearing.

So, in closing, I want to remind all our members that we are all doing the best job that we know how. Whether we are board members or office staff or maintenance staff or Kiva staff, we are all working for the betterment of our community to the best of our ability. We do not purposely try to make members lives more difficult. In fact, we do everything we can to make our community as perfect as we can for our members. I encourage all members to give all HOA employees whether paid or volunteer the respect that they deserve and I can assure you it will be reciprocated tenfold. Thank you”

Denise told Sheldon that the reason his letter was not included in the minutes was because he did not give her a copy and he exited before the end of the meeting. She told him she would add it to the minutes if he supplied the letter to her. He thanked her.

Andrew also added that he stated that the Board went through legal counsel regarding the ACC during Covid and that it is legal for the Board to function as the ACC.

MANAGER’S REPORT:

On August 24th, the Salvation Army had a community pick up located at Black Creek Park. The event was successful. They collected 15 bins of clothing and 8 bins of household items. The Salvation Army would like to contact the association in the spring to plan another event.

The Kiva will be staffed until September 30th and the Kiva hours have been cut back.

Since the association became more aggressive in collecting past due assessments by posting liens back in June, a total of \$11,242.00 has been received.

She thanked Sheldon for helping with the repairs of the park hand rails and the swim docks at the kiva.

OLD BUSINESS:

Playground: The order for broken and/or missing parts to the play structure have been orders and the shipment date from the manufacturer is 9/13/24. The swings have been inspected for full repair or new seats and chains.

NEW BUSINESS:

Lara Accounting Group: The year end financials for 2024 and the State and Federal tax returns will be completed by Lara Accounting Group. The fee is \$3500. This fee has not increased in the last 3 years.

Nancy motioned to approve using Lara Accounting Group for the year end financials for 2024 as well as the State and Federal tax returns not to exceed \$3500.

Vici seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Roof Bid: The following bids were submitted for the hall metal roof. Separate bids were submitted for the maintenance building, outside bathroom and pump shed roofs. **TABLED**

ROOF:

TJ MEC Construction: \$16,100 (5-year warranty)

Acker Roofing: \$21,670.76 (5-year warranty)

No Shake Roofing: Did not submit a bid for the roof. He feels that a new roof is not necessary. There are a few loose screws and feels that our maintenance can take care of that. **TABLED**

MAINTENANCE BUILDING/OUTSIDE RESTROOM/PUMP SHED:

TJ MEC Construction: \$8500 (10-year workmanship warranty and lifetime warranty on shingles)

No Shake Roofing: \$12,000 (10-year workmanship warranty and 50-year manufacture warranty)

Acker Roofing: \$12,157.79 (5-yr workmanship warranty and a 25-warranty manufacture warranty) **TABLED**

BUDGET:

A budget meeting will be scheduled with Vici, Andrew, and Becky to go over the budget for next year.

ARCHITECTURAL REVIEW: None

ADJOURNED: 12:42 PM

NEXT MEETINGS: Thursday, October 24, 2024 @ 6:00 PM October Monthly Meeting

Secretary Signature: Nancy Henderson