



Board Minutes of the Board of Directors Meeting on January 23, 2025

PRESENT: Denise DeMartini (President), Andrew Bunch (Vice-President), Vici Simmons, (Treasurer), Gregg Wilson, (Director)
ABSENT: Nancy Henderson, (Secretary) (Medical)

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

EXECUTIVE MEETING WAS HELD ON: January 23, 2024

Agenda items: Hearing, Personnel, Fee Waiver, Member Discipline

OPEN FORUM: (Maximum 5 minutes per member)

Lot #0702: Member feels that the Board should look at the outdated rules in the CC&Rs. He feels that since they are not in the Rules and Fine Policies they are not being enforced and should be eliminated. Members also feel that the website is not being updated on a regular basis. He stated that the statute of limitations has expired over the relocation of the Airola fence.

Lot #0671: Member feels the HOA should have a logbook for the truck usage, i.e. number of miles driven per day, who is driving it and for what reason/use. He has seen the truck drive past him full of firewood and feels that perhaps this would be away of tracking the official use of the truck.

Lot #8A036: Member stated that the 8A board has not held regular meetings and has not been available to members. He is asking the Copper Cove Association to consider paying for the upkeep and striping of the commercial parking lot in 8A. He is asking Copper Cove Association to come up with a solution, if possible, to assist 8A.

Lot #0659: Member offered his assistance, expertise, and tools to help get the baseball field project back on track. The member also listed several items in the reserve study that he feels are incorrect. He feels that the wrong reserve study was used for this report, he also feels that this report is difficult for members to understand and is a waste of money, but per civil code is required. He apologized to Rebecca, the HOA manager, and offered to assist her in correcting several errors that he missed when reviewing the reserve study last year.

APPROVAL OF PRIOR MINUTES:

Andrew motioned to approve the Board of Directors Meeting Minutes of November 21, 2024

Vici seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Andrew motioned to approve the Executive Meeting Minutes of November 21, 2024

Gregg seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

FINANCIAL REVIEW:

Vici motioned to approve the November 2024 financials

Andrew seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Vici motioned to approve the December 2024 financials

Gregg seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

DIRECTOR'S REPORTS:

Andrew: None

Gregg: None

Vici: Discussion later for the reserve transfer.

Denise: Denise reported that she, Vici, and Becky met with two members to discuss the ACB Policy. The meeting was productive. The members would like to see the ACB/rules regarding building be eliminated entirely. She stated that she would bring it up at the Executive meeting as well as at the next Board meeting. She also stated that in her opinion she feels that the majority of members most likely would not appreciate the lack of oversight. She mentioned that at the end of the meeting it was discussed that the current Board could not be held responsible for the past Board's failure to enforce the rules consistently and that possibly the Policy could be written more broadly but provide a grandfather clause protecting existing buildings while moving forward transparently, consistently and fairly after an agreed upon date. Legal would have to be consulted to see if rules could be abolished. All attendees agreed that if the consensus of the Board members want some oversight, then the committee would reconvene and work on the Policy for a 28-day review and the committee would meet again before sending it out for 28-day review.

ACC Committee meeting scheduled for February 21, 2025 @ 10:00 AM

MANAGER'S REPORT:

Rebecca: Kent is no longer employed by the association. Denise, Andrew and Becky interviewed 5 individuals for the position. There has potentially been a hire and we are waiting for the drug test results to be completed. Becky met with the Cal-Fire Fire Captain Prevention Luis Morado. He would like to attend the March or April board meeting to discuss the fire prevention program and how members/community can become certified volunteers. Last year when this was supposed to happen there were a few members that were interested. The lake levels are above average right now due to new Malones doing testing for the Gold, Quagga and Zebra mussels. Lake levels should be back to their scheduled level by January 27, 2025. Tri Dam has requested all boaters using Lake Tulloch to complete a mussel self-inspection permit for each vessel that is launched. Boat permits available in the office. The 2025 CCA boat decals will be available to purchase on Monday, February 3, 2025. The office assistant position is open.

OLD BUSINESS:

Ball Field Irrigation: Denise updated the members: Since a member of the maintenance staff who was performing the irrigation repair has quit unexpectedly, Becky has been getting bids to put the ball field together. She reached out to three local landscapers. She received one bid from Farias Landscaping, and it is for \$39,600 for labor only and does not include materials. She also received a bid from Francisco Ruiz for \$35,200 and this was also for labor only. At this time, we are looking at all options and will continue to update the membership at meetings.

NEW BUSINESS:

Brett Harte Little League (BLL): Bret Harte Little League would like to use the ball field when it is put back together until July 15, 2025, for practices. League schedule to follow. Insurance has been provided.

Andrew motioned to approve the request pending completion of ball field irrigation.

Vici seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Andrew inquired if there was any insurance or reserves to cover the cost of the field repairs.

BLL would like to install a new pitcher's mound. The BLL board has built new pitching mounds for other fields.

Vici motioned to approve to allow the BLL board to build a new pitching mound

Gregg second the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

ARCHITECTURAL REVIEW:

Lot 0769: Member is requesting authorization to install 24' x 50' pole barn on property. There are no P&E trails on the property. Members are stating that no permits are required by the County. ***The manager confirmed with County that a structure of this magnitude does require permits.***

Andrew motioned to approve the installation of a 24' x 50' pole barn subject to county permits

Gregg Second the motion

Further Discussion: none

Andrew retracts motion, must have permit and finalize decision on enclosure and type of material used. Hold off until the next meeting, need clarification, specified drawings.

Lot 0204: Member is requesting authorization to build a 3-bedroom/2-bathroom home with a 2-car garage. There are no P&E trails on the property. No temporary living quarters will be required.

Andrew motioned to approve the building of a 3-bedroom/2-bathroom home with a 2-car garage subject to County permits

Vici seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Lot 0472: Member is requesting authorization to build a 3 bedroom / 2 bath home with a 2-car garage. There are no P&E trails on the property. No temporary living quarters will be required.

Andrew motioned to approve the building of a 3 bedroom/2-bathroom home with a 2-car garage subject to County permits

Gregg seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Lot 0514: Member is requesting to build a 2500 square foot metal AG building. No P&E trails are located on the property.

Andrew motioned to approve the building of a 2500-foot metal AG building subject to County permits

Vici seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

SALVATION ARMY:

The Salvation Army would like to have another one-day donation event on Saturday April 5th. The event will be like the one held in the past. The drop off time will be 9:00 AM to 1:00 PM. There will be Salvation Army staff and a truck at the drop location.

Vici Motion Carried motioned to approve Salvation Army's one day donation event on Saturday, April 5th (9:00 AM – 1:00 PM)

Andrew seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion carried

GENERATOR: A generator was offered for sale to the Association. Receipts and a description have been provided. The generator has never been used. Shortly after being purchased, they installed solar with a back-up battery. The generator comes with a cover and transferable warranty until July 2025. \$850 or a reasonable offer. The generator can be used to do repairs to the ballfield or down at the Kiva to do welding where there is no electrical source.

Tabled for the next meeting.

RESERVE ACCOUNT: The 2024 reserves will be wire transferred from Umpqua Bank operating account to the Umpqua Bank reserve account in the amount of \$101,100.00. There were fines collected from members in the amount of \$23,125.00, these funds will remain in the operating account.

ADJOURNED: 7:05 PM

NEXT MEETING: Thursday, February 20, 2025

Secretary Signature: Nancy Henderson