


COPPER COVE SA HOMEOWNER'S ASSOCIATION

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971 Feather Dr. #122
Copperopolis, CA 95228

Officers:
President: Holly Zavaleta
Vice President/Secretary Karen Turner
Treasurer: Regina Partain

CC Unit 8A Board of Directors Meeting Minutes 1/11/2025

Call To Order - Holly Zavaleta @ 9:00 am

Board Members in Attendance - Holly Zavaleta - President, Karen Turner -VP/
Secretary, Regina Partain -Treasurer

Members Present - Mary Saldana Lot 72, Patricia Paine Lot 65

Pledge of Allegiance - Karen Turner

Welcome by President - Holly welcome all to the first meeting of 2025. She is looking forward to the new year.

Comments from Members - No comments at this time.

VP/Secretary -

- Minutes from 12/30 Emergency Meeting were distributed to Board Members. Motion to approve by Karen Turner, second by Holly Zavaleta - motion approved.

Treasurer Report - Regina Partain

1. Financials -Checking \$12,675.72, Savings \$255.55, Pending Deposit \$1068.75, Petty Cash \$100.00.
2. Profit and Loss report - Income received - \$13,265.24 (9/1/24-12/31/24) Expenses - \$2,343.87 (9/2024) Due to year end expenses not entered in Quick Books. Will be reported in February.
3. Taxes - Scheduled appointment with Carlson and Associates. 2/11/2025

Old Business -

1. Update of Secretary of State/Franchise Tax Board paperwork defer to next meeting for Holly and Regina to complete
2. Code & Compliance Update - Posting notices of full enforcement - focusing on vehicle abatement and yard blight.
3. Architectural Board Update - Nothing at this time

New Business -

1. Revision of Annual Fees & Assessments - Approved by 3:0 vote
 - Annual assessment \$225 (paid quarterly \$56.25)
 - Parking Lot Fee \$225
 - Transfer Fee & Non-Transfer Notification fee - \$200
 - Delinquent Certification Fee \$60 (correction from 2019)
 - Storage fee- add wording "Per vessel, RV, or utility/travel trailers"
 - Clubhouse Rental fee - Change "non-Member" to Tennant
 - Pool Violations - change "balance of season" to "remainder of season"
2. Letter to Homeowners to update Storage information and paperwork. Approved 3:0 vote.
3. Delinquent Letter of Notification to Owners: Approved except for Lots #64, #67, #75. approved 3:0 Vote
 - A statement was sent to owners on 12/14/2024 that included a statement of-fering payment options for monies in arrears.
 - Following is lots that are scheduled to receive Letters of Delinquency stating amount past due, giving them 15 days to bring account up to date: #006, #64, #67, #75, #78, #79, #80, #84, #88, #93, #94, #95, #99, #105, #109, #119, #128, #129, #133, #144, #151, #159, #167.
 - Approval of certified letter mailing charges - estimated cost \$250.00
4. Discussion regarding Audit of Association books & files - pending bids and if we can financially afford.
5. Letter to Business's to update all information and insurance information. Letters will be mailed within this month.
6. Proposal to require Hot Dog Vendor (Cabana Dog) to pay the yearly fee of \$225 for use of parking lot and to require business permit and insurance documentation. Moving his location nearer to the telephone area in the parking lot. Approved 3:00 vote
7. Miscellaneous Discussion - Mary questioned about 1099's and increase to her pay, bringing her to minimum wage. Informed that board would discuss in next executive meeting.

Next Meetings - Saturday February 8, 2025 @9:00 am

Code & Compliance/Architectural Committee - 2/3/25 6:30 pm

Executive Board Session - 2/6/2025 @ 6:30 pm

Meeting Adjourned: Holly Zavaleta @9:34 am

Submitted by Karen Turner VP/Secretary