

---



# COPPER COVE 8A HOMEOWNER'S ASSOCIATION

---

Phone: 209-785-2740  
E-mail: ccunit8a@caltel.com  
Website: www.ccunit8a.org

971 Feather Dr. #122  
Copperopolis, CA 95228

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

---

Copper Cove 8A  
Board of Directors Meeting 4/12/2025  
Minutes

Meeting called to order by President Holly Zaveleta at 9:03 am.

Boris members in attendance -  
President Holly Zaveleta, VP/Secretary Karen Turner, Treasurer Regina Partain

Members in Attendance - None

Pledge of allegiance led by Karen Turner

President Holly opened the meeting  
Karen Turner shared the minutes from the 3/8/2025 meeting. Regina moved to approve, Holly seconded.  
Passed 3-0

Treasurer Report - Regina Partain

Financials - Main account \$22,339.52, Reserves \$255.56, Petty Cash \$89.90

Draft Budget - pending till May Meeting

Profit & Loss -

January 2025 - Gross Profit \$13,193.50 Net Income \$12,060.68

February 2025 - Gross Profit \$7,778.82 Net Income \$4,867.35

March 2025 - Gross Profit \$2,960.22 Net Income \$-479.84

Tax updates - will be filed on time

Old Business -

Code and Compliance Flyers approved 3-0

Architectural Board approved two properties during Executive session on 4/10/2025

Insurance update - Karen shared that policy isn't due for renewal until end of June. Dave is working on the update. He also is working on the possible claim for the losses due to the embezzlement.

Discussion about association amenities- update to Tennis courts, green belt area outside of clubhouse, etc...

One more bid to be obtained for green belt repairs

New Business-

Karen is working with Brad West on Website updates

Board will look at activities for the summer

Karen will post an add for new Office tech and update job descriptions.

Meeting adjourned 9:51 am

Submitted by Karen L Turner VP/Secretary