


COPPER COVE 8A HOMEOWNER'S ASSOCIATION

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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
Minutes 5/8/2025

Call to Order at 6:39 by President Holly Zaveleta

Board Members in Attendance - All Board members in attendance

Members Present - No members in attendance

Pledge of Allegiance - Led by Karen Turner

Welcome by President -

VP/ Secretary Report - Karen Turner

-Minutes from 4/12/2025 Meeting, Motioned by R. Partain, please correct typo's, 2nd by Holly approved

Treasurer Report - Regina Partain

1. Financials - \$20,386.89, Reserve account \$255.56, Petty Cash \$3.00
2. 2025 Draft Budget- still pending. Regina reported that reconciliation is taking a long time because the books are a mess.
3. Final update on 2024 Taxes -\$800.00 for 2024 tax year. Regina has now set up an account with the Franchise Tax Board to make it easier to follow up on the reinstatement of our nonprofit status for 2016, 2017,2018. Regina reported that garnishments will be reimbursed for 2019, through 2023. Evidently prior book keeping company didn't file the FTB 100. EIN # wasn't filed in 2022 which cost \$900 to correct.
4. Profit & Loss April 2025 - Deferred to June meeting.

Old Business -

1. Code & Compliance & Architecture Board Updates - Regina has been canvassing the association with notices to complete yard cleanups.
2. Association Amenities - table discussion till next meeting
3. Third Bid for Greenbelt repairs - table to next meeting
4. Website updates - working on by Karen and Regina
5. New Office Tech add- placed on various local groups on Facebook Book and Next Door. Will close and review all responses.

New Business-

1. Trespassing issue - meetings with two families that participated in the trespassing.
2. Change of credit card transaction fees - 0-\$300 will be \$10.00, \$301-\$500 will be \$20.00, anything above \$501.00 will be charged 5% of the amount. Approved unanimously.
3. Approval of 2025 Pool Rules approved unanimously
4. Pool opening date No later than the 29th

Miscellaneous-

Regina met several new owners while passing out clean up notices. Shared that more owners than tenants. Stated that the owners of the old Cloud property on corner of Morado needs drawings on file in the office.
Regina suggested we get updated new roofing bids, bids for possible fencing around greenbelt.
A discussion about options to pay for needed maintenance
Option one - Special Assessment
Option two - Obtain a loan

Roof replacement on Clubhouse, Pump house, Mailbox building, and tool shed.

Possible July Festival w/food trucks and other activities for the community.

Next meetings

Saturday June 7 @ 9:00 am Executive Session June 5 @6:30 pm
Saturday July 12 @ 9:00 am Executive Session July 10 @ 6:30 pm
Saturday August 9 @ 9:00 am Executive Session August 7 @ 6:30 pm

Meeting Adjourned - 7:40 pm

Submitted by Karen Turner, VP/Secretary