


COPPER COVE 8A 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

Copperopolis Cove 8A Board of Directors Meeting Minutes for 6-4-2025

Call to Order by President Holly Zavaleta at 6:43 pm

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

Members Present - None, one walked in for a few minutes then left to take a call, never returning.

Pledge of Allegiance - Karen Turner

Welcome by President - Holly Zavaleta

Public Comments - as there were none in attendance, no one commented

VP/Secretary - Karen Turner
-Minutes from May 8, 2025 - voted on and approved 3-0

Treasurer Report - Regina Partain

Financials- Reported by Holly and Regina – Umpqua Account \$ 22,882.46, Petty Cash: \$172.50, Umpqua Reserve \$255.56. Approved 3-0

2025 Draft Budget - postponed until past financials can be confirmed and reconciled and should be able to report by July meeting.

Profit & Loss Report - confirming utility expenses. Will finalize and have by July Meeting.

Old Business -

Code & Compliance- The committee has begun to list properties that are not in compliance with our CC&R's. Notices will be sent. It has been brought to the boards attention that CCLTOA has been sending violation notices to our property owners. The board will address this with their board.

Architectural Board - no submissions currently.

Insurance update- working with Dave Giddings to complete the bid for this year and to add back parts of the policy (Crime coverage) that previous Office Tech wrongfully advised be removed from policy. The new policy must be completed by mid-July.

Update on Association Amenities -Tennis courts, pools, green belts- discussion by board to do tennis court clean up with community on July 12th after meeting, proposal's to fence the greenbelt between the pools and business', create walking paths, etc...

Bids for green belt repairs - still waiting for third bid and updated second bid.

Website - working on updates. New Office Tech will help maintain updates.

New Office Tech- Nicole Pittman has been hired from three candidates. Excited to have her on board. She has extensive background in all required areas of skills.

New Business -

Summer Activities- discussion to have a community "party" with vendors, food trucks and other activities. Possibly in early August. The board discussed 4th of July concerns (illegal fireworks). Will still offer association parking lot for safe and sane fireworks.

Miscellaneous - discussion on status of pending case and the scanning items pending onto Zip drive requested by detectives. Karen will deliver.

Next Meetings— Saturday, July 12 @ 9:00 am Executive Session July 10 @ 6:30 pm

Meeting Adjourned-8:06 pm

Submitted by Karen Turner, Vice President/Secretary