



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

Copper Cove Unit 8A Board Meeting Minutes July 12, 2025

Call to Order by Holly Zavaleta 9:07 AM

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

Members in Attendance- None until last 15 Minutes Edward Saldana Jr.

Pledge of Allegiance- Holly Zavaleta

Welcome by President Holly Zavaleta-

Public Comment -
None

VP/Secretary- Karen Turner

-Minutes from June 4, 2025, meeting for review and approval. Addition of the recorded amounts of Umpqua balances of \$22,882.46, \$255.56 reserve, and \$172.50 Petty Cash. Approved 3-0

Treasurer Report - Regina Partain

Financials - Umpqua balances \$21,746.15, \$255.56 reserve, \$60.26 Petty Cash. Approved 3-0

Profit & Loss Report - Regina and Nicole have updated and confirmed all monthly profit and loss statements for 2024 and through June of 2025. Motioned for approval and approved 3-0. All will be posted on Website and sent to owners in 2025.

2025 Budget - vote to Approved 3-0. New budget for 2026 will be open for proposals in December 2025 with pending approval January 2026.

Proposal to make Association Fiscal year to run from December 1 to November 30 each year. This was proposed because we send out billing for the coming year in December of each year. We start receiving many payments in December and want to reflect that in our accounting. This will run from December of 2024 to November 30 2025. Approved 3-0.

Insurance Update- working with Dave Giddings down to the wire. We've paid down payment and still need to add Crime coverage which was removed without board approval by last Office Tech. \$1,404.25 is down payment amount. Approved 3-0

Liens/ Defaults- 16 Liens with 2 closed. Following lots proposed to send to Calaveras County for Lien: #167, #159, #95 (has a possible agreement with S&G), #99 (possible sale pending), #088, #144. All properties to be sent for Lien by S&G. Approved 3-0.

Old Business-

Code & Compliance- 30 properties receiving notices for various infractions. 2 are fined \$1,000 for dumping on greenbelt. 2 owners & tenants will receive a \$1,000 fine for setting off illegal fireworks on the 4th of July in Iroquois Court.