



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
Copperopolis, CA 95228
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Approved Board Meeting Minutes 21 January 2016 @ 6:00pm

- I. Meeting Called to Order – 6:00pm
- II. Pledge of Allegiance -
- III. Board Roll Call – Julie Betz, Jane Everett, Theresa (Tess) Wade
Before we start the meeting I would like to announce that Pat Toepel has stepped down as President and resigned from the Board due to other commitments.
- IV. Consent Agenda-
 - 1) Minutes of Prior Meetings
 - a) Executive Session 17 November 2015 – Approved 3-0
 - b) Study Session 17 November 2015 – Approved 3-0
 - c) Board Meeting Minutes 19 November 2015 Not Approved 3-0
 - 2) Treasurer's Report – Operating 248,752.49
Reserve - Rabo Bank 152,541.57
BBVA 50,000.00
Compass Money 217,202.38
Total: 668,695.49
- V. Committee Reports
 - a) Office Report – DeLinda Dontje, Office Manager – DeLinda thanked the Board for approving the remodel of the Office and the Fitness Center. It has not been done since 1989. Working on the newsletter.
 - b) Maintenance Report – Aaron Green, Maintenance Lead – Maintenance: Aaron reported water damage in the kitchen ceiling, the dripping water causing dry wall damage as well as damage to the metal roof. An outside contractor will be needed. Julie also requested that Aaron go to Kiva and begin spraying weeds and power wash the tables.
 - c) ACB Report – 2 fence requests.
 - d) Events Committee – Michelle reported their first meeting was Jan. 11th. Volunteers are needed for the Valentine's Day Dinner Dance.
 - e) Tree Committee – No one in attendance.
 - f) Kiva Committee Report – Will update rules with water authorities. Wants to install solar panels over the bathrooms to light docks. Cost will be around \$400.00. Need stencils for jet and wave runners. Needs lights for 4th of July decorations and would like a small solar panel for the flagpole. Julie also asked about the gate to the public area at Kiva be left unlocked when the Kiva is closed. The Board will need to vote on this at the February meeting.



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VI. Unfinished Business

- a. **Seating Board Officers** – Jane Everett, Board President nominated Howard Karlin to be appointed to the Board and she also nominated him to be vice President. The Board approved him 3-0.
Howard accepted and introduced himself and talked a little about his background.
- b. **Tess Line Dance Class** – Request to have an evening line dance class taught by Tess Wade on Monday nights from 5:00 to 6:30. **Approved 3-0**
- c. **Chess Group** - An evening chess group taught by Mike Butterworth on Monday nights from 6:00 to 8:00. **Approved 3-0**
- d. **Events Committee Ice Machine** – At the last meeting we approved the Ice machine with the understanding that we would check into the cost of running and installation. In researching we found that it was going to be costly to install, an electrician install another breaker and it would have to hire a plumber to install the water line. With the limited amount of usage the Board feels that is it not cost effective and we already have two refrigerators that have ice makers and make ice.
- e. **Habitat for Humanity** - Habitat for Humanity: Julie proposed that we speak to a real estate attorney regarding them. They are building two separate homes on a lot zoned for a one family dwelling. Motion approved.
- f. **Guidelines for Defensible Space** – No one from the committee in attendance.

VII. New Business

- a. **Volunteer of the Year Awards** – Awards were given to Michelle Fee, Ann Plummer and Ray Beulluomini.
- b. **Computer Class** - Computer class taught by Mike Butterworth was tabled until the February meeting so further research can be done regarding the Wi-Fi hook-up, etc.

Open Forum – this time is set aside from the business portion of the meeting for attending owners to voice their questions and concerns.

VIII. **Adjourned at 7:00PM**

Theresa (Tess) Wade , Secretary