



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
Copperopolis, CA 95228
Website: www.ccltoa.org

Phone: (209) 785-2688
Fax: (209) 785-2698
Email: ccltoa@caltel.com

Approved Board Meeting Minutes

15 October 2015 @ 6:00pm

- I. Meeting Called to Order – 6:03pm
- II. Pledge of Allegiance -
- III. Board Roll Call – Rob Adamson, Tess Wade, Julie Betz
- IV. Consent Agenda-

1) Minutes of Prior Meetings

- a) Executive Session 13 September 2015 – Approved 3-0
- b) Study Session 13 September 2015 – Approved 3-0
- c) Board Meeting Minutes 15 September 2015 Approved 3-0

2) Treasurer's Report – Operating	219,037.81
Reserve - Rabo Bank	152,480.07
BBVA	50,000.00
Compass Money	217,092.98

V. Committee Reports

- a) **Office Report – DeLinda Dontje, Office Manager.** At 98.7% for Assessments; Payment Plans collected or the year total \$8,947.58. Liens completed. Working with 2 yr delinquent to set up payment plans, contacting the current delinquent year. Reserve Study back for the Board to review and approve. Working on correcting the mailing list to remove dupes.
- b) **Maintenance Report – Aaron Green, Maintenance Lead.** Oleanders at Kiva cut halfway down so you can see the docks. Docks dropped for the winter the water level should stay where it is until February or March. Looking for an electrician to install lights on the docks at Kiva, Rob said that we had lights there before and the neighbors complained so we will purchase some infrared night vision cameras. Want to know if we can donate or sell the Auger for the Kubota tractor as it does not fit this one at all and we really don't use it. Going to fertilize the ball field and spread more grass seed before the rain.
- c) **ACB Report – Mary Burris** – Spoke about the roundabouts and the issues different cities have with them.
- d) **Events Committee Report -Michelle Fee – Chairperson.** Not a lot going on. We are doing the meal planning for the Valentines dance. Is it an issue if we don't have kids at the dance? Mary recommended doing a cotillion for the kids in the afternoon with the parents and then the dance for the parents. Would like to purchase a sno-cone machine. Rob approved and the office will do some research and work with Michelle on this.
- e) **Tree Committee** – Lost 25 trees since the drought, turned off all of the water and digging holes.
- f) **Kiva Committee Report** – Nothing to report. Ray will be repairing the swim dock stairs. Next Meeting in April. Rob asked Aaron to draft a sign for the Jet Ski parking for the Docks. It can be painted on the docks or we can do a sign.



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VI. Unfinished Business

- a. Verizon – We received a Notice from the County to Adopt a Mitigated Negative Declaration regarding the Verizon tower. The last date to respond is October 21, 2015. Rob asked that DeLinda scan a copy of the letter and sent it to Dan Hadley to review the letter and ask if he can do by the end of Friday and send it certified mail and e-mail to Peter Maurer, Planning Director for Calaveras County. Our letter needs to also include the CC&R's regarding the P&E trails, the Noise level codes. DeLinda will make the two changes and get copies to the board for their approval.
- b. Habitat for Humanity – Issue with construction of an accessory building. Adjustments to the letter. Habitat for Humanity people coming in and it is not a bad situation but there are questionable issues surrounding our CC&R's regarding out guidelines. The Board is standing their position regarding this. Julie mentioned we should also look into a legal injunction. Rob will have a copy of the letter to DeLinda by Monday morning and make the changes and send a copy to everyone on the Board and we will send out to Peter Maurer e-mail and certified letter. He will review the Simultaneous Construction clause. They were able to receive a permit from the County because they are Tenants in Common and not individual owners. It is not illegal until they go to sell it. Accessory buildings cannot be rented or sold to another person. You can build an Accessory building for a family member but if you go to sell it you would have to sell the existing residence also. The bills will split and the mail will have one address. We are doing what we can legally to take care of this. The R1 Zone allows for Accessory Buildings that we do not exclude in CC&R's. Everyone on the title as Tenancy in Common equally share in the property. The larger problem is the County is approving homeowner's projects without going to the ACB Boards and the CC&R's. We are getting blind sighted when the County issues a permit and the homeowner comes to the ACB and they deny the request. A question was asked about changing the CC&R's and Rob responded that it is a huge undertaking. Julie commented that we are looking to do some amendments to the CC&R's.
- c. Locks for Executive Room – Received one bid for \$228.00. Although the Board does not need to approve this I was asked to let them know the cost.

VII. New Business

- a. **Seating Board Secretary and Vice President** – Tabled until next meeting. No Quorum
- b. **Budget** – The Budget looks pretty good. The main driver in any budget is revenue. No big gorillas this year. I think we are doing well this year. Tabled will be reviewed at November Meeting.
- c. **NOD's Signatures for Liens** – **Approved 3-0. Signed.**
- d. **Review Employee Handbook for injured employees** - Add a statement for the Associations protection to the Employee Handbook regarding drug testing in case of an accident. The verbiage would read "In the event of an injury, a drug test will be ordered.
- e. **Lot Line Adjustment** – Lot – 2090. Lot line adjustment for building a dock, this is one of the lots that opted out of the original offer to purchase the rights in 1994. **Approved 3-0.**
- f. **Guidelines for Defensible Space Committee** – Tom was not present at the meeting. Rob updated everyone that we will be identifying the properties and sending notifications that they need to be cleaned up. If they do not clean these lots up, advise Cal Fire. It was brought up by a homeowner that there only has to be defensible space cleared of 30 feet if there is a home on the property. We will add a clip in the December Newsletter about neighbors taking care of their lots. - **Tabled**



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

Scott Thayer, Castle & Cooke Presentation

Scott Thayer from Castle and Cooke introduced Ross Ainsworth from Omni Means did a presentation regarding Roundabouts. The general discussion on safety on roundabout's in no particular area. There is usually negative reaction to roundabouts. Ross asked if there are any concerns that anyone has regarding roundabouts? One question was, "Why are we trying to apply urban rules to a rural setting?" I think they are dangerous and impede the flow of traffic. Rob commented that where he lives within two years they removed them. Another comment was if you are going to put a roundabout on Copper Cove and Little John other people's property will be destroyed. Not everyone is an expert driver. It takes up a large amount of space.

Ross commented that we are talking about roundabouts in general and why they are growing so fast. Cal-trans are embracing roundabouts and are installing them for safety reasons. Roundabouts are designed for traffic volumes for the location. Video for Insurance Institute and they studied traffic operations and safety. Designed to promote safe traffic flow and slows vehicles to about 15 mph, speeds are kept low approaching a roundabout. Drivers proceed to their exits, the overall result is slow and easy movement. Some of the most common crashes are right angle due to trying to make it through a green light. Roundabouts provide one way direction at slower speeds. Converting intersections to roundabouts reduces crashes 40% and injury crashes 80%. And reduce emissions and fuel consumption.

Different types of roundabouts:

- Mini – local neighborhood
- Multi lane –
- Urban – slows traffic and accommodates any size traffic on roadway.

Issue with roundabouts is traffic safety, you reduce the number of traffic lanes compared to 4 lane traffic signals, reduce the number for accidents. One direction traffic will be going slower in the roundabout. All accidents are reduced by half, the high injury and fatality accidents are typically eliminated because you do not have the speed going through these. There are just side swipes and rear end accidents. This is one of the number one reason roundabouts have become more popular. How do bicycles go through roundabouts? One way is to travel with traffic, the operating speeds of 18mph it is safe for bicyclists' to ride in the lanes, there is also a bicycle path 8 to 10 ft wide to go through the roundabout. The environmental effects are another benefit, fewer emissions, less fuel consumption, Kansas State has done extensive study, and green house gasses have been cut with roundabouts. Nice landscape opportunities also. Rob asked "why the need for a roundabout at this location, there is very few pedestrians, it is a rural community." Scott Thayer responded safety issues, character for the center related to the area, we wanted to discuss the roundabouts, and it is the Board's decision to say if they like it or not like it. Scott answered it is for aesthetic purposes. That location is a small corner and that is why they are requesting a lot line adjustment. Julie answered the question, saying Castle and Cooke purchased these two lots so they could do their round about. The Board rejected this. The Association said these lots are for homes not roads. This will be an Association decision. A homeowner asked with the water crisis why you are building more homes when there is no water. Scott replied, when this was advertised, the county wanted us to be non specific to the intersection, whether there is a roundabout or a stop sign it has Copper Cove continuing west. It is not



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that we have to have the roundabout to make this thing happen, we wanted to provide information and safety information from the experts on this in the US. Julie commented we received the information from Dave Haley last year.

Scott commented that they are not going to force anything the Association does not want. They are not trying to force this down the communities throat. A traffic study has been done for roundabout and stop sign. In some point and time the amount of traffic may warrant this. When Mr. Haley was here he mentioned that there would be 17 stoplights in Copper one day. Some other roundabouts you get on them and cannot get off, they are designed for a populated area. Another homeowner mentioned that this is a tourism community and that would not work well in this area.

Lot 1576 – Requesting that we store the new soccer nets. They will be removable and Aaron will save them over the winter. He will also have the new goals for the field. It was also requested that they use the ball field to start practice on Tuesday and Thursday. He is also requested the use of the field for bigger kids teams. We need this field because the one in Murphy's is not big enough. A question was asked about the goals being safe for other kids playing on them. He responded that they are safe and no one will get hurt on them. Chalking the grass will also be ok to do as they are not close to the baseball field. Julie made a motion to approve the use of the field. Board approved 3-0.

Lot 0289 – He has a neighbor living an RV for the past year. He has met with the ACB, the County and continue to get no response. I am also concerned about a fire there. Environmental Health has been out there. Rob mentioned that we can only tell them this is not allowable per our CC&R's. We have spoken to Calaveras Compliance Enforcement on several occasions. DeLinda will contact the County and Health and Safety along with Environmental Health. She will also send another letter with fine information and forward this to the Board at the Executive Sessions. Code Compliance has been out there and he was told last mont they would go out there and have it towed away. Nothing has been done. DeLinda will provide the Executive meeting a copy of the Warning letter, violation letters and response from homeowners.

Lot 838- There is a home around the corner from us that is a mess and someone is living in a trailer along with a lot of debris. It is a detriment to the property around us. Rob reiterated that there is nothing we can really do. DeLinda advised the Board that the County has been out there a couple of times, we have sent letters, Pat has spoken to the homeowner and nothing has been done. Julie recommended that we follow up on these issues and not wait for the county.

VIII. Adjourned at 7:45PM

Jane Everett, Secretary