



## Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive  
Copperopolis, CA 95228  
Website: [www.ccltoa.org](http://www.ccltoa.org)

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### Approved Board Meeting Minutes

**18 June 2015 @ 6:00pm**

- I. Meeting Called to Order – 6:00pm
- II. Pledge of Allegiance -
- III. Board Roll Call – Rob Adamson, President, Julie Betz, Vice President, Jane Everett, Secretary, Pat Toepel, Treasurer.
- IV. Consent Agenda-

**1) Minutes of Prior Meetings**

- a) Executive Session 16 April 2015 – Approved 4-0
- b) Board Meeting Minutes 16 April 2015 – Approved 4-0

- 2) Treasurer's Report – Operating – 287,215.66**  
**Reserve - Rabo Bank – 152,395.54**  
**BBVA – 217,006.01**  
**BBVA-2 50,000.00**

**V. Committee Reports**

- a) **Office Report – DeLinda Dontje, Office Manager** - At 95.4% of assessments. June newsletter sent out. Finance charge invoices sent out and we are seeing responses. Lots of Boat stickers this year. Kiva up and running, has a good crew this year. Working with California Elections. We did receive the blower and tools that were taken from Kiva at the break in. Adena was reintroduced as the Office Assistant.
- b) **Maintenance Report – Aaron Green, Lead** - Weed eating and spraying weeds. Julie mentioned the weeds along the creek and the lower area that need to be taken care of. Repairing the door on the Kiva shed reframed the door that was destroyed at the break in, still working on the garage door here. Working on the ball field to keep it green. Soda machine issues at Kiva, Coke came out to repair it. Slow month, the maintenance assistant out for 2 weeks. Rob mentioned that at the last meeting it was talked about that we were to cut back the watering by 75%. Aaron said we had cut it back are watering 6 days water at ½ times needs to be cut down 50% up 1/3 of the time. Under 75% of where we were last year. Doing more hand watering in the dead areas trying to help green it up. Baseball is over soccer practice is now using the field. Rob asked if we can get recycled water from CCWD. DeLinda will check with CCWD to see if this is possible. A water trailer would help if we could get the water and use that water to water the ball field. Aaron mentioned that we do not have a vehicle large enough to pull something that heavy.  
Renee asked if it was possible to get water from the Processing Plant on Little John Road. People can get water for \$10.00 per month. Check with CCWD to see if it is possible to get reclaimed water. Will also check with Castle and Cook regarding their water reclamation plan.
- c) **ACB Report –Jane Everett** - Approved a couple of Solar Roof mounts. Did a lot line adjustment requested for a nice home. Lot line adjustment presented to the Board. Adjustment being made on the ACB rules to clarify them better on forms. Solar City doing a lot of work in the area so there are a lot more of their trucks around. Most are roof mounts, ground mounts more involved. ACB looking for volunteers to serve on the ACB. It is important that we keep our community nice and the more people that are observing things in the area would be helpful. Julie made a motion to accept Pat Toepel and Rob seconded the motion. Julie made a motion to deny Tom Meyers to the ACB and Rob seconded it. A homeowner asked why Tom Meyer was denied approval and Julie responded that he is against our Association; he is going around town with a petition to dissolve the Association



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and sell it to a developer. He has sued us and we do not feel that he has our best interest at heart. Jane Everett was unable to vote for Pat Toepel or Tom Meyer. Pat Toepel- **Approved 2-0**. Tom Meyer – **Denied 3-0**.

- d) **Events Committee Report – Michelle Fee** - Michelle was unable to attend the meeting due to the passing of her mother. The craft fair went ok, with the heat and other things going in the area it was not as good as they hoped it would be but they are working on the 4<sup>th</sup> of July Picnic. Need volunteers to work the picnic. More information to follow. Jane asked if the Board does anything when something like this happens. She has done a great job on the Events Committee and would like to send her a plant with a card from the Board. The Board agreed to send a plant to her home. Rob brought up the 4<sup>th</sup> of July menu. It was going to be hot dogs and hamburgers. DeLinda will check with Michelle for a Menu and send a blast e-mail to the Association. Michelle is trying to keep it to the homeowners and tenants.
- e) **Tree Committee – John Howsden** – Planted 3 new trees at the far north end of the field. Fast growing and will provide good shade. Thought about planting trees around the backstop but talked myself out of it with the drought. Shortage of water would not be good for the trees. Is the dead tree coming out of the tree account. Aaron commented they will make a tree chair out of the tree. Checking the sprinkler heads. Brian was hand watering some of the dry spots and a homeowner came out and yelled at him. I will be busy the next 6 months so I will not be around much. I have decided to finish my book so I am going to take some time.
- f) **Kiva Committee Report- Ray Belluomini** – Renee and I had our meeting at the Kiva. The black top there needs resurfacing by the garbage cans. 15 minute Boat Dock sign done. Ordering red and blue lights for the 4<sup>th</sup> of July, we have enough banners and they are in good shape. We want the Kiva to look great for the 4<sup>th</sup> and the Boat Parade. Last year there was 42 boats in the parade it was awesome and everyone enjoyed it. Swim dock wood flotation is safe, ladders good area safe for the kids. Spoke to Tuolumne county Sheriff the Marine Patrol unit for Calaveras County has no money and you will see more of the Tuolumne Sheriffs on the water. They will have one Sergeant doing marine patrol on the lake and they may also have officers on jet skis. I asked him about swimmers in the middle of the lake. It is no swimming 50 ft from the shore line. Educate everyone so there are no accidents. If you see someone swimming advise them to be aware of the boats. Enforcement is done by the patrol but it is always nice to educate people of the dangers. Question about Kiva staff telling people where they can swim and why can't they swim wherever they want to. People can swim wherever they want but they need to be aware of the dangers and be aware of the boats launching and coming in and out. Homeowner asked about the jet ski docks and mentioned that DeLinda had sent an e-mail asking if the Board asking if would like to sell a couple of the docks. Ray mentioned that the docks are unstable for the Jet Ski docks and we need professionals to install them. The Board will make a decision on the how many docks they want to sell and the price and DeLinda will get back to her.

### VI. Unfinished Business

- a) **Lot 2209 Lot Line Adjustment** – Jack Forkner has researched this with the County to ensure that we are in compliance with the CC&R's and the Board is comfortable granting this Lot Line Adjustment to Lot 2209. **Board Approved 4-0**.  
John Howsden asked what he would have to do to put an access road between his 2 lots. He wants to make a drive on the second lot. Jane told him he would have to fill out a form for the ACB with a drawing and then if they approve it he would have to get a permit from the County.
- b) **Corporate Loans for Guarantees and Advances** –Renee Irwin brought up that Davis Sterling supersedes. Renee brought up a slippery way those members of the Board to legally advance themselves a personal loan guaranteed by the Association. Davis Sterling supersedes CC&R's of Associations and when there is a gray area it takes



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prescience. Julie read from Davis Sterling that it is legal to pay directors and officers for their services unless prohibited by the governing documents it is not a good idea. Under the law, volunteer directors and officers of property insured associations face no personal liability for their decisions absent intentional fraud or self dealing. Paid directors and officers can face personal liability for bad judgment and unintentional mistakes. Julie thinks that this is already incorporated into our By-laws. Rob mentioned that what Renee is addressing is that we should not be giving loans. Renee mentioned that it is a Corporate Law for Corporations 7235 that if it you do not have it in your CC&R's it specifically states you cannot do a loan or listed items then they can. Someone could come in and give themselves a loan. Julie mentioned that not everyone has access to all bank accounts. Rob mentioned that it could happen, and is within the realm of possibility; DeLinda can check if there is something in the CC&R's or By Laws and if it does not exist find the passage in Davis Sterling that pertains to this issue.

- c) **Additional cameras for Kiva** – Camouflage Camera to be installed facing the shed that has a motion detector, night vision, camera and Ray will work with Aaron on a good location where no one can see it and it cannot be stolen. – **Approved 4-0**
- d) **Kiva violation forms** – Name change to Violation Forms and reprinted. Not Kiva violation forms just a Violation Form. Rob moved to approve the new multi copy form **Approved 4**
- e) **Jet Ski Docks** –Is there any way to attach the docks. Ray wants Mid-Cal to install the docks. We were going to use plates, cleats, eye bolts and wire to install. Rob recommended the Homeowner interested in purchasing 2 of the Jet Ski Docks make an offer. The Board will discuss and let homeowner know the price. We are open to proposals on the docks. We could attach a cleat between the dock and shoreline where a couple of jet skis could park. The best way to attach these docks is to use eye bolts and braided wire with 8 inch plates. Rob stated that the cleats would have to be inside of the docks. DeLinda will check with Susan Larson on extending the permit and if we could use the plans that Tri Dam has on file. Rob made a motion to sell all 5 Jet Ski docks, Pat seconded. **Approved 4-0.**
- f) **Signs for Little John Park** – Pat will check with the fire department regarding fire hazard signs. Homeowner has concern with dogs running loose, people driving cars and ATV's driving back there with the fire danger. The homeowner put a lock on the gate. Rob stated that the homeowner has no right to put a lock on the gate and it has to be removed. DeLinda will check the lock. Pat mentioned putting something in the newsletter about the trails at Little John Park and quads and motorbikes possibly starting a fire. Jane would like to have a speaker come to the next meeting from Cal Fire. Post as a 30day Notice on Rule Change. Post signs on trails using quads on P&E trails. Tabled for next meeting.
- g) **Resignation of ACB Chair and appoint of a new chair** – Rob made a motion to appoint Jane Everett as Chair of ACB. **Approved 3-0**



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

Question came up about if the people who broke into Kiva and Black Creek Park had been arrested. The police know who they are but have not arrested them.

### VIII. Meet the Candidates

**Howard Karlin** – Unable to attend. Gave everyone his e-mail address if they have questions.

**Tess Wade** – Teach line dancing. I have been on committees before and I think this would be very a fun committee to be on.

**Michael Kennedy** – Moved from Brentwood and retired from Oracle. I don't have a lot of experience on a Board of Directors but I want to protect the interest of the members and support the community. I worked in warehouse distribution, the last 15 years were at Oracle.

**Martie Kennedy** – Moved here in October and I want to be involved in everything I can and have done a lot of volunteering. I have a lot of time and a lot of energy and one of the first experiences I had was with the design committee it was a pleasant experience and the ACB. It was a refreshing experience and I and have enjoyed my experiences volunteering and would like to work with the Board.

**Larry Everett** – Attended Board meetings for 12 years and want to make changes. Want to make changes in rules that everyone thinks are set in stone. Amend borderlines of property and lot line adjustments are not intended for road improvement. We cannot put as many stop and go lights as they are saying we can. Make amendments to rules of Davis Sterling. Davis Sterling are just guidelines.

**Jane Everett** – I have learned a lot this year. I have had the privilege of working with three people who have different strengths and I have learned so much in this year, we all work well together. The office has always been helpful in answering any questions and guiding me in the right direction. If this next election goes as well I look forward to working with all of the good people in the Association. As CCLTOA members we are in this together and cohesiveness will keep our community moving forward.

**Rob Adamson** – The office staff and maintenance staff make and the other Board Members make it easy to do my job.

### IX. Adjournment – 7:10PM

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Jane Everett – CCLTOA Secretary