



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
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Approved Board Meeting 17 September 2015 @ 6:00pm

- I. Meeting Called to Order – 6:05pm
- II. Pledge of Allegiance -
- III. Board Roll Call – Rob Adamson, Tess Wade, Pat Toepel, Treasurer & Jane Everett
- IV. Consent Agenda-

1) Minutes of Prior Meetings

- a) Executive Session 14 July 2015 – Approved 4-0
- b) Study Session 14 July 2015 – Approved 4-0
- c) Board Meeting Minutes 16 July 2015 Approved 4-0

2) Treasurer's Report – Operating	237,926.75
Reserve - Rabo Bank	152,439.30
BBVA	50,000.00
Compass Money	217,056.13

V. Committee Reports

- a) **Office Report – DeLinda Dontje, Office Manager.** At 97.9% for Assessments; Kiva closing in two weeks, had one of the best seasons ever. Draft of Budget is done, getting mailing list cleaned up; beginning our fall clean up in preparation for the newsletter in December and also the Statements.
- b) **Maintenance Report – Aaron Green, Maintenance Lead.** Replaced swim dock ropes; installed convex mirror, installed Jet Ski cleats. John is pressure washing the docks and has done the parking lot and also striped the parking places. Installed a new sink valve at the pavilion area. Ball field is green, been hand watering it with sprinklers. Ten of the trees are not doing well. They are on a drip system but are use to getting more water. Will have to work more on the trees so they are getting more water to the roots. Have done 30 repairs to irrigation system and continue to learn about where the system is. Will begin cutting down the Oleanders at Kiva now that there are not a lot of people down there.
- c) **ACB Report - Jane Everett, Chairperson.** Had 2 solar requests, a ground and roof mount. Would like to nominate Mary Burris to the AC Board. Motion made by Rob and seconded by Tess- Approved 3-0.
- d) **Events Committee Report -Michelle Fee – Chairperson.** Saturday is the Flea Market/Craft fair. I have the dates for next year and will check with the office to ensure that the dates do not conflict. Would like to do some kind of Fall Festival any ideas let us know. We are also requesting an Ice Machine. Pat mentioned that we put that into the budget for 2016. He also addressed the issue that we added a Septic System to the Reserve Study. We have had a couple of issues with our septic due to water leaks that flooded the leach field. Aaron is taking care of putting the proper products in the septic.
- e) **Tree Committee – No report**
- f) **Kiva Committee Report – Lake dropping another 3 ft on the 21st.**



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VI. Unfinished Business

VII. New Business

a. **Selection of Officers – The new Board seated its officers for the year.**

Rob Adamson – President

Jane Everett – Vice President

Pat Toepel – Treasurer

Theresa (Tess) Wade – Director

- b. **Verizon** – Jane Everett talked about the Verizon tower on a residential lot that was raised from 42 to 62 ft. An R1 lot is allowed to have commercial telecommunication antennas. This upgraded the noise level to 68db which is above the rural nighttime level by 20db's. One of the residents has spoken to the County and Verizon about this and Verizon has tried to enclose the transmitter box with plywood. Verizon has submitted plans to move the box down the hill and enclose it in cement to correct the noise issue. They got it approved in 1994. Jane will be going to the County to review the original plans and permits from when this was built in 1994. We are also sending a letter to the County requesting that they require Verizon to drop the noise level. The County law says it has to be 35 feet. They also need to be advised about their lots being cleaned up for the trees and weeds. The homeowner is just requesting the noise level be brought down to what the levels should be. Larry took pictures for the ACB it had one unit they now have six units. They use a neighbor's driveway to get to the tower. There is also an issue of the 30 ft rules from the property line. The letter will ask the County to comply with the setback rules, the noise levels of the County codes and make the tower look like a tree so it blends with the area.

- c. **Habitat for Humanity** - Habitat submitted plans for a home with an accessory building. We denied the accessory building because we were told they were going to have two individual owners. This lot is Zoned R1 for single family dwellings. It is against our CC&R's and the County code to have two individual owners own separate dwellings on the same property. Habitat went to the county and told the county these houses would be Tenants in Common, which means they will both own the property. Habitat will carry the loan. We don't know if these individuals know they will never be able to sell their individual dwellings. County planning is aware of this issue and will be watching them but until we know how they are going to be listed on the Grant Deed we cannot do anything to stop this. The ACB has asked that they resubmit their plans without the accessory building and they have not. Jack Forkner is working with the County to have them not issue any permits until the homeowner has had the plans approved by the ACB. We will be sending a letter to the county regarding the issues that we have found that are reasons the permit should not have been issued. Our CC&R's allow for an accessory building be after the primary residence is built. We can question the setback issues, the 30 feet from the property line; we can question the sequence in which these building are built. They will share the cost of the water, septic and electricity. The Board of Supervisors approved



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this plan and the Building department says there is nothing they can do as the information they were given, Habitat is doing nothing wrong. Send letters and e-mails to the Board of Supervisors and Debbie Ponte.

- d. **NOD's Signatures for Liens – These** homeowners have received pre-lien letters and we received no response so a Lien will be put on their property. This will protect the Association if their property goes into foreclosure.
- e. **Nomination of 5th Board Position** – Marilyn Meyers requested to be appointed to the 5th seat on the Board. Julie Betz was nominated to be appointed to the 1 year seat open. The Board voted 4-0 for Julie Betz.
- f. **Nomination for the ACB Board** – Board approved Mary Burris 4-0.
- g. **Trespass Letter of Authorization** – This authorization will protect us at the Kiva and Black Creek Park from people who are not authorized to be on our property or are doing things that they should not be doing. This gives the Sheriff authority to arrest someone if he is called and protects our staff from getting involved.
- h. **Locks for file cabinets in Executive Room** – DeLinda will check into bids from a locksmith and also a company who can come in and put our files on hard drives. She will also check into how long we legally need to keep the paper copies.
- i. **Kiva Committee Charter – Approved 4-0.**

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

Lot 1075 – Follow-up on Cal-fire information. I saw in the minutes from the last meeting that in light of the Butte fire we should consider making it a rule that the lots have to be cleared in their entirety, not just the grass but the trees also. There are too many options on Cal Fire requirements. I would like for the Board to require that everyone clears their lots completely. Jane said we are going to have a meeting and review the options and take the letterhead and post in one of our newsletters and list everything we will be requiring and fining. You can take Cal Fire and we have the power in the By-Laws to do what is necessary to accomplish their goals. It is under Section 2E to care for vacant unimproved and unkept lots. The question is should we ask our owners to clear their lots. We will request the 30 ft perimeter, and will be putting out a list of things the LD28 inspection program. Cal Fire stated that this is working well in two other Associations. We will ask our members to work with the Association or there will be fines if they do not comply. We are different than Briarwood, they can request no burning, and we have too many different size lots and acreages. Cal Fire gave us a guideline and we will institute getting people on board. CCLTOA Defensible Space Committee. The Board will set up a committee and Tom Meyers will be the chairperson. The Board will have a discussion and see what we need to set this committee up. The size of lots requires certain permits for burning and when you can burn. There are certain fire laws that have to be adhered to. Cal Fire does not have resources to take this on that are why they are working with Associations to get this taken care of. Tom proposed a committee that would identify properties that Cal Fire would notify these homeowners and site the violations. We will help identify the properties for Cal Fire. This person will have to be knowledgeable on this issue that is why the Board will take it under discussion before we put anything into place. All of the rules are at the CDF Fire Station.

IX. **Adjourned at 7:45PM**