



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

Meeting Minutes

Meeting Name:	Open Board Meeting		
Date:	9/21/2017	Meeting Type:	Board Meeting
Start & End Time:	6:00pm	Meeting Location:	920 Black Creek Copperopolis, CA 95228

❖ Pledge of Allegiance

Board Members Present:

x	President - Ryan Oatts	x	Treasurer - Mike Butterworth		Director - Jack Cox (Vacation)	
x	Vice President - Doug Oliver	x	Director - Art Roberts			

❖ Approval of Prior Minutes:

August 17th Board Meeting & 26th Annual Board Meeting

❖ Open Forum: Dennis Mills updated members on pavement repairs. Lot 659, Sheldon Toso, offered to serve on the ACB board. Lot 553, questioned serving two offices and commented on effectiveness of security at the Kiva.

❖ Director Reports:

President – No reports

Vice President – No reports

Treasurer – Discussed bank statement summary. Operating account \$268,460.00 reserves \$523,793.00. Discussed transfers into new reserve account and interactions with Consortium LLC for funding payroll. Discussed with members ensued regarding operating accounts & reserve accounts.

Questions were asked regarding due amounts & use of funds from reserve accounts.

Doug Oliver: Point of Order – Not an open hearing - keep all conversation amongst Board members.

Director Roberts questioned not receiving information. Doug Oliver: Point of order – not on the agenda. Corrected – Will be discussed at the appropriate time in the agenda.

Secretary – No reports

Director – No reports

Director - Absent

❖ **Office** – Absent

❖ **Maintenance** – Aaron updated members on project planning and current repairs. Kiva staffing ended. Members cautioned that Kiva not maintained at the same level. 3 warnings, 24 violations issued this year. Fine amounts and Kiva boat fees were discussed.

❖ Committee Reports:

ACB – No comments


Kiva – Discussed vandalism at Kiva & arrests made. Committed discussed 48-hour limit on boat parking. Possible denial of access for members for violations. Noted issues with card reader. Discussed education of boating rules and handouts. Discussed removing docks to prevent

damage during draw down of lake. Discussed lighting at Kiva. Discussed Kiva cameras and fence extension.

New Business Items	Assigned Director	Agenda Topics
	President – Ryan Oatts	<p>New forms & implement policy - Ryan Oatts: Discussed new forms and implementation of policies to stream office efficiency. Discussed ensued. Ryan made a motion to approve, Doug Oliver second. Discussion Director Roberts questioned process as potentially hiding the truth. Director Butterworth discussed process for providing information.</p> <p>Vote to approve: 3/1/0</p>
	President – Ryan Oatts	<p>Board project goals for 2017/2018 – Ryan Oatts: Directed staff to bring individual goals to the next board meeting for planning purposes.</p>
	President – Ryan Oatts	<p>Weight Room: Weight room modifications discussed.</p>
	President – Ryan Oatts	<p>Christmas Tree Lighting: Christmas tree lighting discussed for HOA.</p>
	President – Ryan Oatts	<p>Lions Club: Lions Club requested to use the facilities to hold meetings monthly, on second Wednesday. They have indicated that they want to sponsor event locally. Motion to get more information from Lions Club addressing insurance and contributions to the HOA. Doug Oliver second.</p> <p>Vote to approve 3/1/0</p>
	President – Ryan Oatts	<p>IGA (Copper School) is having the Steak & Shrimp fundraiser: Ryan Oatts made a motion to donate hall to the Steak and Shrimp fest October 14th. Doug Oliver second. Discussion ensued.</p> <p>Vote to approve 4/0/0</p>
	President – Ryan Oatts	<p>Development of Little John Park: Motion to table till next board meeting. Doug Oliver second.</p> <p>Vote to approve 4/0/0</p>
	President – Ryan Oatts	<p>Insurance: Ryan Oatts motion to send out an insurance RFP for bids for new insurance carriers. Mike Butterworth seconds. Discussion ensued. Friendly amendment by Oliver to review in Executive meeting.</p> <p>Vote to approve 4/0/0</p>
	Vice President – Doug Oliver	<p>ACB Board Recommendations for rule changes: Board approved looking at ACB changes that reflect current issues being satisfied in Special Board</p>

		meeting with listing available to CCLTOA members at least two weeks before board review. Vote to approve 4/0/0
	Vice President – Doug Oliver	New ACB Applicant: Board approved Jay Brackett for ACB Board Vote to approve 4/0/0
	Treasurer – Mike Butterworth	Budget: Mike Butterworth discussed budget planning. Mike will prepare the budget for this year. Must be approved for November meeting. Budget talk scheduled October 5. Mike makes a motion to create a special committee. No second
	Director – Art Roberts	Art Roberts asked to table his items on the agenda. Oatts made motion. Oliver second Motion approved 4/0/0
Old Business Items	Assigned Director	Agenda Topics
	President – Ryan Oatts	Kiva Lights
	Treasurer – Mike Butterworth	Consortium update: Butterworth discusses late payment process. Oatts discussed that late process will be maintained similar to HOA's. Discussion over Consortium contract and late fees ensued. Butterworth motion to change letter to define assessment to due on January 1, February 1 late fee, March 1 interest accrues. Oatts second. Vote to approve 3/1/0
	Vice President – Doug Oliver	Variance Review & Vote: Oliver presented variance for lot, Motion to approve by Butterworth. Oatts second. Motion fails 2/1/1

Meeting Adjourned 8:15pm

X 

Doug Oliver ~ Vice President/Secretary

