



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
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Board Meeting Minutes **March 16, 2017**

Meeting Called to order: 6:08pm

Pledge of Allegiance

Board roll call - Present: Jane Everett President, Howard Karlin Vice President, Mike Butterworth Treasurer, Ryan Oatts Secretary & Doug Oliver Director

Minutes of Prior Meetings:

- January Board Meeting Minutes – **Approved 5-0**

Guest speaker: Scott Thayer a representative from Castle Cooke brought forward a proposal for a 2-way stop sign at the Copper Cove Drive and Little John Road intersection. Saddle Creek has been approved to build 1650 homes but only plans to build a total of 1150. They currently have 550 homes built already. There are no additional costs to our association or the homeowners. Castle Cooke will continue to pay their association dues.

Open Forum: Dennis Mills spoke about Calaveras County being under FEMA due to the \$4.7 million-dollar water damage repairs from the rains. There is also going to be a meeting for a TOT tax raise (6% to 10%)

Board Reports:

- ❖ **President Report:** Voice is gone – can't speak
- ❖ **Vice President Report:** Nothing to report
- ❖ **Secretary Report:** We are down to only one person in the office. The Office manager and CCLTOA have parted ways.
- ❖ **Treasurer Report:** QuickBooks has unresolved issues from 2014-2015 that were acquired from data loss. We currently have our CPA support revisiting that. Nothing major has transpired just some book keeping issues. Banking balances: \$780k total (reserves & checking). \$522k total in the reserves - \$258k in the Umpqua checking. We've collected \$298k in assessments which is 1529 lots paid. 75 ½ % of assessments have come in by the end of February. We are currently looking at accounting firms to take over the book keeping in the office. We are looking into replacing the iron ranger @ the kiva with a card swipe. Boat fees – there are only 17 ½ % of the homeowners that purchase boat decals. 355 lots out of 2034.
- ❖ **Director:** We no longer have an Architectural Control Board. Please get in touch with Melinda if you are interested or know of anyone that would be interested in volunteering.
- **Office Report:** Boat decals came in and ready to be purchased.
- **Maintenance Report:** Going to start the interview process for the maintenance worker position. The ramp should be safe to use this summer but we still plan to move forward with the engineering. Docks have been connected with Rays help. The mower started to back fire so



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Maintenance Continues: took that down to A1 Sharpening. It is still in the shop. The mower had about 700 hours on it. The John Deere has about 1000 hours on it. The equipment is getting old and worn, which means more money and time will need to go into fixing them.

Mike: We are currently looking at more security at the Kiva and Black Creek. We are going to move away from the clickers and towards access cards. Aaron is taking the lead on this project.

Committee Reports

✚ **ACB:** Currently no Board

✚ **Events Committee:** No Report

✚ **Tree Committee: Kiva Committee:** I have dug 11 holes for the trees that were purchased. Tomorrow I will plant the trees. Question for the Board: I watch my spending and usually have money left over in my budget, normally we take that money and buy more trees. Is that okay with this Board?

Board: If you have money left in your budget then we don't see why you couldn't use it to purchase more trees.

Mike addresses Board: It's hard to get volunteers and this gentleman have been using his own vehicle, I think that he should get mileage.

Doug: I think that if there is still money in his budget he should be able to collect mileage. It would have to be debited from that account.

*We will have to research the correct amount required to be paid per mile

✚ **Kiva Committee:** Restroom floors are being prepped for a new coat of epoxy. Reflectors for the docks have been ordered. Baby changing table for the women's restroom has been ordered. Flags that we decorate the Kia with have come in. Starting 2018 California is going to require a boating certificate, a \$ 5 fee will be charged.

- 2018 – 20 years & under will require having a card
- 2019 – 35 years & under will require having a card
- 2020 – 40 years & under will require having a card

The ramp needs to be addressed & the walk way also need to be fixed. We need the dead trees that block the cameras view to be removed.

Motion: For next study session the staff & Kiva committee please preparing: Estimate from Barry electric for lighting project, Tree removal, Ramp, & walk way. **Approved 5-0**



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Ryan: We looked at 3 different options for alarm companies & I'd like to make a motion to go with ADT
– Doug seconded motion

Motion to contract with ADT – Approved 4-1 Mike

Doug Oliver: Calaveras County Code Enforcement.... We all have an interest in approving the health & safety issues in this community without an ACB we do not have the man power to do it. We need people to step up and work with us on developing better policy and procedures.

Meeting Adjourned at 8:11 pm

X



Ryan Oatts - CCLTOA Board Secretary

