



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
Copperopolis, CA 95228
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Board Meeting Minutes

April 20, 2017

Meeting Called to order: 6:00pm

Pledge of Allegiance

Board roll call - Present: Ryan Oatts Secretary, Mike Butterworth Treasurer, & Doug Oliver Director

Minutes of Prior Meetings:

- Tabled

Guest Speaker: Joel Schwartz with the Copperopolis Fire District – Spoke about Measure C Measure C is not a new tax and not a tax increase. It gives the fire department and paramedics permission to spend the money already collected to protect you. A yes vote on measure C will allow your Copperopolis Fire Protection District to continue providing the current level of advanced life support paramedic service and firefighter rapid response service. A no vote will not allow us to spend the tax revenues already collected and could result in a 50% cut in paramedic and firefighter services which can increase response time from 9 minutes to 30 minutes. As of Feb 28, 2017, EMS/Medical and Fire calls are already up 20% (from 89 calls to 107 calls) and up over 75% in 4 years (from 61 calls to 107 calls). Emergency Medical Response calls have been consistently growing as the Copperopolis population continues to age. Paramedic calls last year were up 26% to 425 from 336 in 2013. Fire calls during this same 4-year period were up 20% to 157.

Open Forum: Lot #2721 – Motherlode Internet out of Sonora is willing to come out this way if we can get 10 signatures.

Mike – Would like to know if we can approve the release of our guest wifi or not. We originally started the guest wifi for IGA to use at one of their events so they could charge people through the square. We didn't want to have outsiders on the business wifi.

Doug – Would prefer to discuss this matter with the rest of the Board and ask the HOA members.

Lot #8A105 – Are you replacing the Iron Ranger?

Mike – We are planning on replacing iron ranger with a credit card/ debit card square, but nothing has been voted on yet.

Board Reports:

- ❖ **President Report:** Out of the Country
- ❖ **Vice President Report:** Had an appointment
- ❖ **Secretary Report:** We hired and started our permanent part-time maintenance worker (24-30 hours per week). Aaron's overseeing the Kiva this year. We are currently hiring Kiva staff. We already have a schedule to have coverage until 10:00pm. Looking for part-time temporary position in the office. We have a volunteer application looking to be a part of some committees and would like to volunteer to work 2 days a week in the office.



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Secretary Report Continued: We are always looking for more volunteers. January, we changed payroll to ADP – we get 12 background checks for free each year. Last year we paid a total of \$4866.80 to purchase clickers, the initial replacement of the clickers with ADT access cards will \$2000. The front door will also have an access card reader, so there will be no more codes.

- ❖ **Treasurer Report:** Yearend financials are in the April Newsletter. Banking totals - \$880,694.34 total reserve and checking balance. Umpqua Checking is \$358,196.95 - Reserves total is \$522,378.40 – The FDIC only insures up to \$250k so we need to do something about the Umpqua account. We were told by a CPA that there are banks that deal with HOA's specifically, so I'm going to research that. We are trying to eliminate all cash transactions so we are looking at automatic deposits for the accounts receivables to go directly into a bank.
- ❖ **Director:** ACB has a handful of projects that are past due since we do not have an Architecture Control Board. We have begun to get some of that approved but I'd like to set an emergency meeting to address the remaining items either tonight or tomorrow afternoon. Driveways need to be the correct width and slop to meet the minimum government code for fire personnel.
- **Office Report:** I have written up a few policy and procedures for the Kiva and vending machine regarding dual control that are waiting to be approved by the board. We finally got the review back that we have been waiting on so we could finalize and send out the Newsletter. There are copies set out in the back, please take one. There is also the candidate solicitation notice and applications set out for you as well. Everything has been put up on our website.
- **Maintenance Report:** Stanchions and conduct has been installed. Both the gates have phones lines ran to each gate, so we pay for that each month. We are getting rid of this phone line and getting internet connection up at the gate. CalTel will be out next week putting in a modem by the gate to get that gate ready. By the 25th all the gates will be ready & ADT will do their install 3rd week of May. Black Creek park has 2 lights that haven't worked for at least a year – 1 by the basketball court and 1 by the gazebo. The conduct has already been run for electricity & Aaron has all the supplies. The goal is to have them up and running by the end of the month.

Committee Reports

- ✚ **Events Committee:** Meetings will start in the month of May – There is going to be an Independence Day BBQ on Saturday July 1, 2017
- ✚ **Kiva Committee:** Projects have been mostly completed. The center line on the ramp is going to get reflective white paint so you can see your brake lights. Repainted the bulletin board. 3 weeks ago, we hooked up the docks. Boat dock can be used now, if you know what you are doing. Dock reflectors going to be put on the first or second week of May. We are going to be repainting the restroom floors and epoxy them with 2 coats. Need new plaques for the



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Kiva Committee Continues: restroom doors. 3 weeks ago, brought the tractor down to the Kiva to do some work and found some PG&E power lines. Cut three trees down. I'd like to jackhammer out a couple big rocks to make some more room in the driveway. Painted the fence line. Trimmed the oak tree out of the cameras view. Aaron & I Pulled two paddle boats out of the lake that were broken and took them to the dumps. Once again, I'm asking that we get two more lights at the Kiva.

New Business: Ryan Oatts – I'd like to make a motion to direct Aaron to get the costs on some automatic flushers for the restrooms here at Black Creek. **Doug Oliver seconded the motion**
Motioned passed 3-0

Old Business: ADT - We are considering getting 24" scanning distance with the access cards instead of the 6". We are scheduled to be getting in 1500 access cards in a few weeks – Once we get those we will program them and start sending them out.

LOT #8A105 – It says on the candidate solicitation notice that there will be 3 – 2-year term positions this year, who are the three?

A. Mike Butterworth and Ryan Oatts will continue to be on the Board

Mike Butterworth: We had a resident who has property that goes down to the water. Who wanted to have access to the CCWD road which has been locked off and CCWD doesn't want to give her a key. What are your thoughts? Directed to Ray in the Kiva committee

A. That property is owned by CCWD, it's been locked for years.

Mike Butterworth: Isn't that just an easement? I'd like to be able to tell the resident facts.

A. Kiva Committee will get that information for you tomorrow.

Meeting Adjourned at 7:35 pm

X

Ryan Oatts - CCLTOA Board Secretary

