



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
Copperopolis, CA 95228
Website: www.ccltoa.org

Phone: (209) 785-2688
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Board Meeting Minutes

May 18, 2017

Meeting Called to order: 6:00pm

Pledge of Allegiance

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

Minutes of Prior Meetings:

- February, March, & April Minutes approved

Guest Speaker: Officer Marrado with Calfire Law Enforcement. Currently there are 137 peace officers state wide. Homeowners are required to have 100' of clearance towards your property line year-round. Inspectors for Calfire go out & inspect properties. A LE100 form gets filled out with any violation seen. Violations have 30 days to be corrected, a second inspection is performed. If there is any effort being shown to clean up the property the owner will get awarded extra 30 days. There will be a third inspection with no work performed a citation will be issued. 1st offense is minimum of \$100 max of \$500. 2nd offense is minimum of \$250 max of \$500. 3rd offense is a misdemeanor violation \$500 minimum \$500 maximum and the judge can make it a misdemeanor. Grass no taller than 6" with 30 feet from any structure. Grass 4" and lower is good. Outside the 30 feet tree limbs need to be off the ground. Weed eating needs to be done by 10am. Vacant/unimproved lots are not enforceable. For Calfire to inspect an unimproved lot the association must have in CC&Rs & have a contract with the State in order to have any enforcement with unimproved lots. We suggest that you try and get in contact with the owners but please DO NOT go onto anyone's lot that hasn't given you permission, they can charge you with trespassing. The association cannot hire anyone to go onto anyone's lot to cut down weeds and then charge them.

Board Reports:

- 🚩 **ACB Committee:** Doug Oliver made a motion to except Roger Hardy & Mia McKinnon as our official ACB committee. Mike seconds the motion - Board approves 4-1 (Howard was silent) Emergency item, we have a project plan requesting a variance. Doug made a motion to except the emergency item to be added to the Board agenda so they can discuss and vote on said item. Mike Seconded motion. Board approved 5-0 Property on corner of Cheyenne & Hoya Ct, owner Mr. Toso, submitted plans for a horse barn to be built with a 20' set back to both property lines which is consistent with our CC&Rs. The ACB reviewed and see no issues with the setbacks. However, there are 2 items outstanding, the roof pitch & wall height. Mr. Toso spoke about the plans that he submitted. Board asked the audience if there was anyone who opposed – No objection. Discussion back to Board. Vote to approve variance – 4-1 (Jane Everett, Doug Oliver, Mike Butterworth & Ryan Oatts – Yes Howard Karlin – No)



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- ❖ **President Report:** No report
- ❖ **Vice President Report:** Will talk in new business
- ❖ **Treasurer Report:** Banking – there is \$352k in Umpqua, \$522k in reserves. Currently look for another bank to get the \$352k down below the \$250 so the FDIC will cover our account. Clendenin brought our QuickBooks up to date through 2016.
- ❖ **Secretary Report:** Will talk in new business
- ❖ **Director:** Any volunteers for the ACB committee would be welcomed. Now that we have these 2 members the ACB reports should start being regular again. Once again welcome to Mia & Roger.
- **Office Report:** None
- **Maintenance Report:** We have a new Maintenance worker, Jagger Drury. We are going to be doing some fire breaks, hoping to have those done by July 1st. We have a new card system. Remotes will continue to work till the end of the year so we can have a smooth transition. Kiva gets staffed tomorrow. We are accepting credit card payments at the Kiva. Ray did a great job touching up the Kiva this year.

Committee Reports -

- ✚ **Events Committee:** July 4th BBQ will be held on July 1st
- ✚ **Tree Committee:** All trees have irrigation & are on automatic timers. The trees are thriving. Everything that has been done came in under budget by \$125. I'd like to know if the Board would entertain a new lawn and sprinkler system?
Doug: Motion to have the tree committee submit a proposal for a new lawn & sprinkler system. Jane seconds motion. Vote taken. Board approved 5-0
- ✚ **Kiva Committee:** The 24th we are closing the Kiva for 4 hours to paint the speed bumps. All work should be completed for the season once that is done. The flag pole was put up – bought all items that were missing to hang the flag.

New Business:

- Ryan: Click to enter is a for emergency personnel to be able to enter our gates remotely with their equipment. Both our gates; here at the Park and at Kiva, click to enter system does not work. We had the system looked at and were told they are not repairable and need to be replaced. The cost to replace them will be \$3460.00. If the click to enter isn't working



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New Business Continues:

emergency personnel cannot enter in an emergency. We need to vote on fixing this system.
Board approved 5-0

- We are considering using Scott's Distributing for our soda machines and adding a snack machine down at the Kiva. We won't be getting any revenue from the machines but we also won't be paying anything out to buy products. Scott's is willing to pay us \$150 (\$50 per machine per year) towards electricity. It will be a 1 year contract. Mike: It will be \$750-\$1250 more a year on the machines, even after the money we receive from Scott's. Doug: The time that is spent managing the machines makes it a wash. Howard: I think it's worth a 12-month trial & in the contract Scott's Distributing accepts all liability for the machines. Jane calls for a vote to approve the contract for the vending machines – Board approves 5-0
- Currently people can walk through the gates at the Kiva – it's not very safe and we've been doing it for years but we see the need for a pedestrian gate. There is no law that states that there is no foot traffic through the driving gates but it is suggested there be a pedestrian gate for safety reasons. We haven't taken any steps in this matter but wanted to give a heads up that we will be looking at bids.
- Howard: I'd like the Board to reassure the equestrian members that they're going to make their best effort to mitigate the deficiency in the new card access system so they can go out the same gate they have been able to since whenever that gate was put in. When talking with one of the previous equestrian committee members they suggested some sort of access to the right of the gate, where the chain link fence is. Either have easy access equestrian gate or maybe a space left open for the horses to be able to come and go as they pleased.
Doug makes a motion to ask Howard to acquire at least 2 more equestrian members to meet with Aaron and figure out the most appropriate place and bring back a proposal to the Board for approval on opening the fence line. Howard seconds motion – Jane calls for a vote – Board approves 5-0
- Just wanted to inform you that we are currently reviewing our attorney contract. Not necessarily to change attorneys but to look at the different levels of service that he offers and decide on which level suits the association. We will have more information at next month's Board meeting.
- Ryan makes a motion to adopt & start a youth committee that would host a youth events for the association. We don't have all the details yet but they will be using our facilities. Howard: with it being a new committee they will need a charter. Ryan motions to approve the submission of a charter for a summer youth group committee. Mike seconds motion. Jane calls for a vote – Board approves 5-0



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- Ryan: Currently we have 5 candidates for the Board elections. June meeting will be candidate night. Howard: There is 3 – 2 year positions that you'll be eligible to vote for. Mike Butterworth & Ryan Oatts are staying on the Board. Chairs will need to be filled by 3 of the 5 candidates. In that regard, since there is over 3, I make the motion to hire the same election company that we've used the last several years. Have Melinda contact them on Monday because there is time a limit. The election company produces the ballots, they will be here to count the ballots with their machines and verify the results at the annual meeting. Doug seconds the motion. Jane calls for a vote – Board approves 5-0

Candidates are:

Jack Cox

Jane Everett

Doug Oliver

Art Roberts

Martin "Jimmy" Thiebes

- Ryan: The plan is to except credit/debit cards at the Kiva. We have purchased a tablet & square already. We may have to except some cash for now but the goal is to limit the cash transactions at the Kiva. Another motion I'd like to bring up is the creation of coupons that people can purchase ahead of time at the office to help eliminate the cash transactions at the Kiva. Doug seconds the motion. Ryan calls for a vote. Board approves 5-0
- Ryan makes a motion to approve the sheriffs Volunteer officers to host here at Black Creek & set up a neighborhood watch program. The associations only participation would be the use of the building when it's needed. I'm guessing 1 time a month when starting up, it would be scheduled through the office. We need to vote to allow the volunteer Sheriffs to utilize the building & to start a neighborhood watch network here in our association. Doug seconds motion – Board approves 5-0

Old Business:

- Access cards will be sent out by mail with instructions. We have not set a fee for purchase yet. You can have 2 access cards per lot just like the clickers. If you currently have purchased clickers and in our system, we will exchange the clickers for the access cards.
- Aaron has hired the Kiva staff and has their schedules all laid out. Aaron is going to oversee the staff at the Kiva this year.

Meeting Adjourned at 7:41 pm

X

Ryan Oatts – CCLTOA Board Secretary

