



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
Copperopolis, CA 95228
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Board Meeting Minutes

June 15, 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:

- No minutes for approval

Board Reports:

- ❖ **President Report:** No report
- ❖ **Vice President Report:** Just some general information – Assembly bill 731 would give a possible tax deduction for HOA assessments if the Bill is passed.
- ❖ **Treasurer Report:** Banking – there is a total of \$859,855.30 in the checking and the reserves. Assessment Dues collected \$335,590.99 as of 6/15/2017 – 1721 lots paid. \$67k outstanding in liens. ADP now connects with QuickBooks. I've been looking at banks that are specifically for HOA's. Square at the Kiva has been successful.
- ❖ **Secretary Report:** No Report
- ❖ **Director:** I've been talking with Land & Structuring firm that originally did the design work for the ramp extension at Kiva. He's going to provide 3 proposals. We should have had permits 6 months ago so I suggest once we get these proposals that we have an emergency public meeting. Once we settle on a proposal it's going about 2 months for the engineering to be completed. Thankfully Land & Structure has connections with Army Core, Fish & Game, and Tri Dam and will be handling the permitting so our staff doesn't have to handle it.
- **Office Report:** Nothing to report for the office
- **Maintenance Report:** The keypad that was on the front door is no longer there. It's now control by a maglock. I'm currently running the electric out to lights at the Baseball field & the playground. The asphalt is breaking up pretty bad, I poured a 30lb bag of asphalt where the pot hole is in the driveway but it looks like nothings been done to it. We need to look at a couple patch jobs. Kiva restrooms had a couple backups so I had D&M come out and snake the lines.

Committee Reports -

- 🌈 **Events Committee:** Office Assistant gave the report: The events coordinator Martie Kennedy has an Independence Day BBQ scheduled for Saturday July 1, 2017 11am-3pm. There's going to



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Events Committee Continues: be 2 waterslides, crafts for the kids, & toys for the kids. There's going to be Hot Dogs & Sausages, watermelon, & snow cones. Looks like it's going to be fun. Hope to see you all there.

✚ **ACB Committee:** May 25th was the last time that we met. There were no new submissions at that time. Doug & I had a conversation and there are a couple things that we would like to bring to the Board. There is nothing in the ACB handbook that discusses solar installation or driveways so at this point we don't need to view them. We need to let the homeowners know that they do not need to submit plans for that. We also think that something should be added to the handbook, we do not need to view structures that do not need permits from the county. Doug: Solar – Bylaws, CC&Rs, nor the ACB handbook say anything about restrictions on solar. Is there any discussion? Jane: I'd say when they are doing a ground mount I'd want to know. Doug: We need to decide whether the ground mount solar is going to be considered a structure that is regulated or call it an exempt structure. Generally, they're not used for anything. It's frame work and rays, you're not storing anything in it. Next Board meeting we'd like to bring forward two things... 1. Wall height restrictions 2. Sheds 120 square feet or less & not on a foundation doesn't need to be seen. If it's not required to be permitted by the county then we don't need to see it. Doug makes a motion to put these 2 items on next month's Board meeting agenda. Jane seconds the motion. Board approves 5-0

Mia – Lastly, we could use another committee member – Thank you

✚ **Tree Committee:** Jane: John has submitted a layout for grass with a sprinkler system replacement, along with prices and materials. John does have a budget. John: There are 11 sprinkler zones that need to be ran by hand, meaning the maintenance man has to stay for 2 hours every third day watering. Plus, he would be watering in the middle of the day when its windy and hot out. Changing to an automatic watering system will save hours spent by the maintenance and the watering will happen at night. Jane makes a motion to accept Johns proposal & allow him to move forward. Howard seconds the motion. Board approves 5-0 (Total amount proposed is \$4,295.00)

✚ **Kiva Committee:** Kiva is looking pretty good. We decorated with banners and stuff for the holiday weekend. We had an issue of a pickup truck parking in the dirt in front of the pump station for 2 days. I had the office order a fire lane no parking sign and maintenance put it up. Met with the fire captain regarding the Kiva and was told that area is an emergency lane and needs to be kept open all the time. I'm suggesting that the Board get a contract with a tow service & next time people park where they aren't supposed to, we have them towed. The orange paint that we picked up was not commercial paint so we need to get some of that. I had the office order reflectors to put on the ramp. We will be decorating for the 4th of July.



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New Business:

- Ryan: For years, we've had Mountain Alarms and anytime that we have needed to make any changes in the alarm schedule we would have to call them to do it. Every time we called we would get charged \$10, half the time the alarm would still go off, changes didn't happen, & we'd still get charged. That prompted us to look at other companies to handle our alarm, we chose to go with ADT. We are now able to set our own schedule via computer & Free phone calls when we need help. Mountain Alarms wasn't very happy that we chose to go with another vendor. The original bill they sent us was \$1400-\$1500. Which was a discounted charge for their equipment along with an early termination fee of \$376. Aaron gathered a lot of the equipment together & we drove up to Mountain Alarms office on a Monday. By doing this we got the bill down to \$756.58. I want to make a motion that we approve payment of \$756.58 to Mountain Alarms. Howard seconds motion – Board Approves 5-0
- Aaron: Recently Mike was looking through our PG&E bills and discovered that back in 2012 someone put 7-9 street lights that are located around the community and 2 located in Angels Camp to our account. We've been paying \$130 a month for these street lights. Looks to me that the lights that are in our community have been put there to help light up our community. Although when I went to look for the lights that are in Angels Camp I couldn't find them & don't seem to really exist. PG&E has just changed their systems over to an edocuments system and has lost all the information prior to 2012. The lights in Angels Camp need to be contested & refunded. The other lights are lighting up our streets, the busiest intersections in our community.
Mike: PG&E said that we can turn them off so if we can't find the light poles themselves then we need to shut them off. We are looking for approval from the Board to shut down the lights that we have identified as nonessential.
Ryan makes a motion to direct Aaron to contact PG&E & immediately turn off the lights in Angels Camp with a refund retro to 2012. Jane seconds motion – Board Approves 5-0
- Ryan: We are getting ready to do all this ramp work and I think it's important that we hire or start a contract with a survey company to find out where the property lines are at the Kiva through the CCWD area. I make a motion that we get at least 2 bids from a survey company to mark the lines, so we can have it ready to view, discuss, & vote on in July.
Doug: We should do is talk with Land & Structure since they did it the first time. I make a motion to contact Land & Structure to see if they can provide us their previous data so we can uncover the pins. Ryan seconds the motion Board approves 5-0



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- Ryan: I make a motion to approve a lien on Lot #107. Howard seconds the motion – Board approves 5-0
- Howard: The association is self-managed, which holds a lot of risks. Why should the Board carry the weight of the liability of a self-managed association? In my opinion, the Board would be wise to meet with a consultant that has many years' experience working with an HOA. I am unable to get general reports to give to these companies because our books are so messed up. Mike: Howard said that our books are screwed up, we've gotten an approval through 2016 from our CPA on our books. That we have no problems with our books. The problem is the previous general managers that we've had left us in the lurch with screwed up books to begin with. Then who we replaced her with messed them up even more. Melinda has been correcting that. Until that was corrected we couldn't give Howard the information he needs to send to a CPA. We are currently fixing the beginning of 2017.
Ryan: All in favor of having a management company come talk about this at the July Board meeting – Board approved 5-0
- Heather Oliver submitted a charter for a summer youth camp. Details: Would start next year with a possible pilot this year. Age appropriate activities. Meet 1 time a week with a total of 8 sessions.
Ryan makes a motion to approve Heather to be chair and charter for the youth committee.
Doug seconds motion – Board approves 5-0
Ryan makes another motion pending insurance to approve the pilot for this year that Heather has presented. Howard seconds the motion – Board approves 5-0
- Ryan: Deon Stein, the HOA attorneys contract expires the 30th of June – we requested 2 contracts to look at this year. 1.) Exactly the same as this year - \$1500 a year with unlimited 5-minute phone calls & emails to him that are just notification emails. 2.) \$2500 for 1 year which includes Deon attending 1 Board meeting of our choice. I'd like to make a motion to approve #2 contract. Doug seconds the motion – Board approves 5-0
- Jane: We'd like to introduce the candidates that running. Doug Oliver who is currently on the Board. Jane Everett that is currently on the Board. Jack Cox who was a past Board member. Martin Theibes who is a new candidate. Art Roberts who was unable to attend tonight's meeting but sent an email that is attached to tonight's agenda, which says you are all welcome to call or email him if you have any questions for him.
Howard: The Annual Board meeting will be held August 26th. There are 5 candidates, 3 open positions that are 2-year terms. Ballots will be sent out in July.



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Candidates:

- **Jack Cox:** I've lived in Copperopolis for 22 years, I was on the Board in 1998. All these issues you've been talking about were all proposed in 1998 seriously considering a management company then. As you learn in politics, there's nothing new under the sun everything keeps coming back. We moved here full time 4 years ago. I've been involved with Lake Tulloch Alliance working on keeping water in this lake. Couple people asked me if I'd consider being on the Board, I said yes. I've been chief of staff to the United States Congressman, Chief of staff to the California State senator, & I've run 2 national foundations. Working principally with the news media on public policy issues. If I was on the Board, which I think is important. The first thing I'd like to see happen is the ACB get better control. There are a lot going on that shouldn't be. There's a building sitting up above Tomahawk now for 3 or 4 years that should've been torn down a long time ago. I propose that this association work very closely with our elected representatives, mainly Dennis Mills & Russ to try and get a better handle on how we work directly with the county with code and compliance etc. Second, streets in Copper Cove other than Rocky Road have never been paved, that I know of in a quarter of a century. Right now, Calaveras County has access to as much as 40 million dollars that the state has for disaster funds. I think we need to work together with the county to get these roads repaved. I also think that we must communicate to our members what the value is that they are getting to be a part of this organization. They need to understand that benefit when they pay their dues. We should also be adopting more email, direct mailing & social media like Facebook. We need to encourage more people to attend these meetings and streamline the meeting to an hour/hour and half at most. Meeting should also be on Saturdays, people who work all day don't want to come to a meeting when they get home. More people engaged in the association will bring in the future Board members. Any questions?
- **Jane Everett:** Most of the people in the community know me, only under different circumstances. Jack, I totally agree with you. I was very excited to hear that you were running because all the things that you say are the things this Board already knows we need to do. How we do it? I don't know. I don't have any connections like rest of you do. So, if anything can be brought to the table in a positive manner with people who know people to work with, it's all the better for us. I think that we need to get our members more involved & more educated. We have the most faithful volunteers on board and now we have Heather along with the events lady. I want to keep the association property values up and the community safe because I'm old must live here. You guys have now idea how fortunate you are to have these 4 men here. Each of them has a unique ability, I've been lucky this year. I want to thank them for the privilege of serving with them. We have a gentleman in maintenance who has surprised me with all of his knowledge and how he has jumped in to help out. We have a lovely lady in the office who



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Jane Everett Continues: operates darn well under pressure. I couldn't have gotten any luckier this year. As far as running I'm with you. I'd like to see our community progress in a positive, healthy manner. Thank you.

- **Doug Oliver:** So far, we've had some good things said, some of which I had written down. Looks like we have some common interests here. Rather than tell you what I want, because it's universal for all the candidates of what they'd like to see. I would like to talk about what I've done recently. First, my background is in building regulations. I've had 20 years' experience working with various governments. Specifically related to construction law and construction code. You can ask, how much does that really help an association like this? One key component, what's necessary for a government to function in any branch, any size and that is the ability to build partnerships, provide service with corporative effort. When I came to my first Board meeting I sat here and listened to what the Board was working through. I heard the grumblings in the back and how it was being handled. I recognized that the Board was headed in the right direction, they have the right idea but there's a disconnect here somewhere. If I get plugged in here maybe I can help out, maybe come alongside the discussions because there was some shake ups before the Board. They were doing the best they could and on the right track. When I interviewed, one of the things that Howard asked me was, what do I want to do? What can I bring to the Board? I said, I see where this Board is going, I want to contribute. I want to do my part to make this better with you guys. Building partnerships is very important, especially with this HOA. Building communication with our government agencies so they're more apt to help us when we have those concerns like the building that should have been torn down years ago. There is a government that wants to work with you, you just need to know how to communicate with them. I see more than 1 candidate who can handle that in different directions, I have a more technical approach to it but the less is still the same. We're here to build partnerships, I'm here to build communication & being plugged into this good group, we as a team, have done really well this year. A lot faster than I thought it would take. We've covered a lot of ground with the membership. If I can continue to do that for the next 2 years, to help move this along & provide better services to our membership than I'd be pretty happy about that. Thank you.
- **Martin "Jimmy" Thiebes:** Many of you in this room probably don't know me, unless you've wandered into a particular store in the town square. So. I'm going to give you a little back ground on myself. There's a beautiful house straight across the lake from the old resort, it's amazing! It used to be a single wide mobile home that I use to go to ever since I was 3 years old. I have been coming to this lake for 29 years and only just made it my home, about 2 and a half years ago. Within that time, I figured out one of the biggest things this community needed was something for the kids. Epic Worlds & Games is my store, I own & operate that store in the



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Martin "Jimmy" Thiebes continues: town square. My biggest thing for our community is to make sure we are for the future generations. Whatever I can do to help in that way, to make sure (like the new grass) the future generations will be able to enjoy that as well as it is appealing to newer generations coming into our community and perhaps looking to make this a home. I have a background in business, I have a degree in business administration with focus in business law & focus with general management. So, I do have that aspect behind me but it's all from my heart. This community has always been a part of my heart, every single summer that I've come up here. I just want to be able to make this community as best as possible in any way that I can. Everybody has amazing ideas, I just hope to be able to work with you all in that aspect, in some way, shape, or form. Thank you very much.

Meeting Adjourned at 8:05pm

X

Ryan Oatts - CCLTOA Board Secretary

