

# **Board Meeting Minutes**

**Location: 920 Black Creek Dr., Copperopolis, CA 95228**

**Date: (Thursday) October 20, 2016 Time: 6:00pm**

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## **MINUTES**

- Meeting Called to Order - 6:00pm
- Pledge of Allegiance
- Board Roll Call - All here
- Consent Agenda

### **Minutes of Prior Meetings- *All Approved***

Board Meeting July 21, 2016 .  
Study Session July 21, 2016  
Annual Membership Meeting August 20, 2016  
Election/Board Meeting Sept 15, 2016  
Emergency Meeting Sept 16, 2016  
Special Executive Meeting Sept. 19, 2016  
Executive Session, October 3, 2016 .  
Executive Session, October 10, 2016

### **Treasurer's Report**

Operating- Assessment Fee \$175 yearly.  
Banking-  
General Fund-  
Reserves- 58% funded for reserves \$533,241  
Financial-

Julie- Asked all questions, about reserves and operations cost.

Doug Oliver Lot 333- Asking about the budget sheet, we will review all account balances

Art- Asked about the late annual payments we are 95% collected about 100 people late.

### **Office Report- Adena Kovacs: Office Manager**

- Software issues: Updating software on computers in office outdated causing issues.
- Julie Betz interrupts & says don't blame Delinda for the office issues. Adena excuse me but I'm not saying or blaming anyone. It's not a past employees issue. It's the incorrect information installed into computers was the issue!
- Newsletter will be out in December with all the Annual Reporting! Thanks

### **Maintenance Report- Not here**

**ACB Committee Report- Not here**

**Events Committee Report- Inactive**

**Tree Committee Report- Not here**

**Kiva Committee Report-**

Ray addresses that non members using the kiva. People saving tables with large groups needs to report to the office before reserving the tables. Talked about large parties with non members blocking the boat ramp. Talked about his minutes 9/28/14 about renting 11 docks. Wanting to go from 11 docks to 5 this 2017 summer season. Trailers being left overnight.

**Art Roberts-** Confronted that Ray and stated why would you remove people's table cloths. They saved them. That would be wrong and rude.

**John Geisness: Lot 229-** Tries to clarify. The confusion.

**Linda: Lot 629-** Talked about while working for the office, Kiva had the same issues.

**Unfinished Business**

**TBD**

**New Business**

Kiva Committee Charter- Jane motioned that we approve the charter and Howard 2nd the motion. 4-0 passed

Tree Committee Charter- Jane motioned to approve the charter, Howard 2nd the motion pending the finding of the charter. 4-0 passed

HFH Agreement

Budget Meetings- will be posted real soon on the display before the end of November to have the 2017 budget.

**HFH Agreement-**

- **Don Lot 1576-** Asked about where we were on the Habitat building. How much did this cost the association? Talked about why did we not use the association attorney. (Jane) Our attorney is not a real estate expert.
- **Doug Lot 333-** Introduced himself as code compliance and he can help with this issue of the Habitat building.
- **Art Roberts-** Talked about meeting with the new Supervisor that needs to work with the Association.
- **Doug-** Explained more about codes and how to approach this issue.
- **Bob-** Can the board provide more information about the settlement.
- **Jane-** Right now the answer is No.

**Open Forum: This time is set aside from the business portion of the meeting for attending owners to voice their questions and concerns.**

- **Julie-** Stated that why have we not appointed another board member and we have 30 days.
- **Board-** However we are working on this and we have followed the exact rules about this.
- **Julie Betz Lot 533-** Pressed a IDR issue, Presented Ryan Oatts- Secretary, with a packet of papers on the IDR.
- **Doug Lot 333-** Brown Act, 2 people can talk but 3 needs to vote.
- **Don-** If an employee drives with personal insurance we are covered.
- **Michelle Fee Lot 875-** Asked about the new locks around the building.
- **Leroy Lopez -** asked about the Events Committees plans.
- **Michelle Fee Lot 875-** Addressed everyone on needing to place a New Lead for the Events Committee. Discussion about how hard it is to find someone to volunteer.
  
- **Art Roberts-** Asked about why the seat has the Board hasn't filled the seat.
- **Board-** Discussed that interviewing owners will be in the coming weeks ahead.
- **Board-** Committed to have a new director by the November board meeting.

Meeting adjourned 7:28pm

*Ryan Oatts- Secretary*

**APPROVED**