



Copper Cove at Lake Tulloch Owners' Association

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

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Approved Board Meeting Agenda

17 March 2016 @ 6:00pm

- I. Meeting Called to Order – 6:05pm
- II. Pledge of Allegiance -
- III. Board Roll Call – Jane Everett, Howard Karlin, Julie Betz
- IV. Consent Agenda-

1) Minutes of Prior Meetings

- a) Executive Session 16 February 2016 - Approved 3-0
- b) Study Session 16 February 2016 – Approved 3-0
- c) Board Meeting Minutes 18 February 2016 Approved 3-0

2) Treasurer's Report – Operating	434,402.74
Reserve - Rabo Bank	152,560.96
BBVA	267,238.07

V. Committee Reports

- a) **Office Report** – DeLinda Dontje, Office Manager. We are at 85.5% on Assessments. Reviewing Payment plans there are 8 this year versus 15-20 in previous years. Lien collection going well. All receipts and cards mailed out this week. Working on newsletter. Candidate forms are available for anyone wanting to run for the Board. Boat stickers at 19%.
- b) **Maintenance Report** – Aaron Green, Maintenance Lead. Roof repair done and drywall patch taken care of. Had the well serviced. Capped off the well regarding the water issues. Maintenance interviews this week. Lake level is rising and I will be going out next week and taking care of the docks. Had three lights replaced at Kiva. Two by docks and one at the gate. Question to the Board, What exactly do I need approval for when it comes to purchased of outside services. Do I need three bids even if it is in within the dollar amount that I am allowed to use for purchases? The Board will review and get back to Aaron. Grease Trap – We do not have a grease trap installed and we need one as we are not sure what is being put down the drains when the hall is rented. Asked if the Board had any questions regarding security cameras for the Park or Kiva. Two homeowners responded by saying they purchased infrared cameras they purchased from Amazon for around \$300.00. They go about 150ft in the daylight and about half of that at night.
- c) **ACB Report** – Jane Everett, Chair. Approved two fences and a retaining wall. Also received approval from the County Planning Commission about an Accessory Building that had not come to the ACB with plans or request.
- d) **Events Committee Report** – Michelle Fee, Events Coordinator. Working on the Easter Egg hunt with Copper Town Square since they are on the same day we combined the events. Anne and I will be volunteering our time that day and we will be contributing the stuffed candy eggs. We will be stuffing the eggs on Thursday at 5pm. Julie Betz asked if the donations were part of Association money. Anne explained that the monies for the candy are from donations and proceeds from the Spring Craft Fair. Dianna Lopez also confirmed what Anne had stated regarding the donations. The Easter Egg Hunt has always been a community event and not an Association funded event. Michelle also mentioned that she and Anne will be doing an inventory of all of the Events Committee items and give it to the Office so there is non question what the Events Committee has. Michelle stated that the next event is the July 4th picnic. Julie stated that it should be by reservation only as the Valentines Day dinner had food left over. Dianna Lopez mentioned that it is almost impossible for reservations for the picnic because they will run out of food. If you do it that way you have to plan for at least 15% more and could still run out of food. Any leftover food has always been given to



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homeowners to take home or contributed to the Fire Department. The Board advised the Events Committee they will have to come to them for approval of requesting funds for their events. The Board advised they could request their monies in June. The Sno-cone machine will be ordered this week.

- e) **Tree Committee-** Disbanded
- f) **Kiva Committee Report-** Ray Beullomini. Doing reflecting tape on the Swim Dock. Working with Department of Boating and Waterways and updating all of the information for the Kiva. Going to repaint the bathrooms in April and also stencil the backside of the docks for jet skis. Landscaping work to be done. for 5 years I have been trying to get new lights on the docks or better infrared cameras for the docks and the ramp because of issues we have had in the past with people vandalizing boats. Docked overnight. The swim area needs to be illuminated. Howard Karlin, Board member, commented that the Board is being proactive and looking into the camera issue. Howard also made a motion and Julie seconded it regarding the only gold mining can be done with Hands, Pans and Trowels. No digging with shovels, buckets and making large holes in the creek

VI. Unfinished Business

- a. Back Pack Blower – **Approved 3-0.**

VII New Business

- a. Black Creek Park Security – Looking into installing a camera that faces the entrance gate. Also discussed that there is gold panning going on in the creek with people using 5 gallon buckets, digging in the walls of the creek. State law states that you cannot gold pan in a dry creek bed.
- b. Septic System – **Approved 3-0.**
- c. Ball field request – **Approved 3-0**
- d. New Violation Form – **Approved 3-0**
- e. Candidate Solicitation Notices – **Approved 3-0**
- f. Monies for Easter with Town Square – **Approved 3-0**
- g. Concerns from Homeowners – Reviewed by Board and homeowners in attendance.
- h. Lot 0224 - Bio hazard, need board letter to county – Not Discussed
- i. Classes at Black Creek Park – Gate to be open for Saturday classes.
- j. Susan Larson – Tri Dam – Unable to attend due to illness.

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

Lot 0964 – Updated everyone the Heather VanNatta case. At a probation violation hearing the homeowner spoke to the District Attorney regarding her coming onto CCLTOA public areas and not paying any of her restitution. The judge issued a Criminal Stay Away Order and she cannot be any closer than 100 yards from any CCLTOA property or she will be arrested. We will be putting information regarding this at Kiva and also at Black Creek Park and also in other areas.

Lots 980,981,984 – Having an issue regarding people coming onto his property and cutting the wires, moving posts and opening the gates. The No Trespassing sign on the gate and has been taken down on a couple of occasions. He was just wondering if anything changed with Trails as they had been rerouted several years ago through the ACB. He wanted to make everyone aware that this was taking place so they could also be on the lookout.



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Adjournment

Meeting adjourned 7:30pm

Jane Everett, President