



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
Copperopolis, CA 95228
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Approved Board Meeting Minutes

16 July 2015 @ 6:00pm

- I. Meeting Called to Order - 6:01pm
- II. Pledge of Allegiance – President, Rob Adamson requested a moment of silence for the 4 Marines that were killed and one other shot in Chattanooga.
- III. Board Roll Call – All Present
- IV. Consent Agenda-

1) Minutes of Prior Meetings

- a) **Executive Session 16 June 2015** – Motion to accept by Julie, seconded by Rob. Approved 4-0
- b) **Study Session 16 Jun 2015** – Motion to accept by Julie, seconded by Rob. Approved 4-0
- c) **Board Meeting Minutes 18 June 2015** - Motion to accept by Julie, seconded by Rob. Approved 4-0

Treasurer's Report – Operating \$276,812.76
Reserve - Rabo Bank \$152,418.59
BBVA \$216,983.33
50,000.00

Rob requested that we look at the Reserve Study and also the Budget. Pat advised the Board that we will have to look at other options as we are only insured for up to \$200,000.00 per bank. Pat will check into other options for investing and see if we need to be distributing these monies to other banks. Pat will check the options.

V. Committee Reports

- a) **Office Report - DeLinda Dontje, Office Manager** – We are at 96.48% on Assessments, and 75% on Boat Decals we are about where we were last year. The Iron Ranger is down about \$2000. From last year. We sold the 5 Jet Ski docks; they will be picked up on Saturday. Kiva is doing great. Tri-Dam gave us an extension on the permit for the Jet Ski docks until September, 2016. Ballots for the election will be mailed out tomorrow. The photos from July 4th will be given to the Highway Patrol tomorrow so the charges can be filed. Valley Entry will come over and repair the gate.
 - b) **Maintenance Report - Aaron Green, Maintenance Lead** – Put together an organizational list of things that need to be done daily, weekly and yearly. Hiring a new maintenance assistant have a couple of good prospects and will interview next week. Gangway to the ramp has a couple of broken wells is possible to get someone to repair it. Most of them are lined and need to be repaired. Ground squirrel digging under tank at the ball field and messed up a couple of the fittings and have been repaired.
- ACB Report – Jane Everett – Chairperson** Working with Verizon on their tower and moving their equipment that is causing noise issues to adjacent homeowners. Had a gentleman come in from Habitat from Humanity regarding building a house and an Accessory Dwelling that we denied. We received a letter from their Attorney and we will put together a letter citing the statutes and bullet point the pertinent information send to the Board for review. Letter will be sent Certified.



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- c) **Events Committee Report – Michelle Fee – unable to attend.** July 4th picnic went well, kids had a great time. About 150 people attended. They would like to add Garage Sale to their Fall Craft Fair advertising. This might bring in more vendors and provide income for the Easter Egg Hunt.
- d) **Tree Committee – John Howsden –Absent.**
- f) **Kiva Committee Report – Ray Belloumini – Kiva looked great for the 4th.** Talked to Susan regarding a question about the Muscle Stickers and also had a conversation with the Tuolumne Sheriff Department and they said they will not be sighting people this year if they do not have their Muscle Stickers. Asked about an out of state owner who does not have muscle stickers and will check with DMV regarding this. Basically they cannot site this year but they will next. They do have to have stickers on their boat. Talked to Susan about Scorpion Cove to put a 5 mile Bouie as people like to go and hang out and float for the day. Pat requested to go with Ray and Susan on the lake tour this winter. Need to pressure wash the docks they are really dirty and need to be scrubbed. House Rentals at the Kiva, can we get in touch with the owner and let them know when their renters are being rowdy and creating issues. Also need cleats on docks.

VI. Unfinished Business

- a) **Corporate Loans for Guarantees and Advances on ballot - Denied 4-0.**
- b) **Kiva violation forms Approved 4-0**
- c) **Signs for Little John Park –** The signs we have do not apply. Pat spoke to Chief Kovacs and he said it would take years to change the Codes. Get 6 signs to put on Black Creek Trails and Little John Park. Aaron will find the existing signs and have them changed. **Approved 4-0.**
- d) **30 day Notice for Proposed Rule Change for fines - Approved 4-0.**

VII. New Business

a) **Nancy Longmire, Fire Prevention Specialist, Cal Fire**

Presented the checklist that Cal-Fire will be implementing next year regarding compliance and enforcement of homeowners and failure to comply. There are subdivisions that have volunteers who work with Cal-Fire, and Cal-Fire provides the forms and the postage. When they go out a second time and people are still in violation, the homeowner will receive a violation from Cal Fire. Inspections begin in April and we can do them year round. State law requires that anyone with a lot is to maintain their property and keep in a safe condition. Inspection has been successful and made a night and day difference. When a citation is written it goes into the Court system and is prosecuted by the Superior Court. The fine is around \$400.00 per violation. At the end of each line is quoted the Code Section. The Codes can be sited separately. A citation can be written for 6 different code sections. We would rather have you clear the property then have it entered in the Court system.

Rob recommended when we get a report from a homeowner, send them a letter and after 30 days if nothing happens, turn it over to Cal-Fire. Put information in newsletter in August and again next year.



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Julie would like to do more research over the fall and winter so we have a point of reference and implement this next year.

b) Afterhours access to Fitness Center and Kiva

We are receiving so many requests for after hour codes for the Fitness Center and Kiva because people want to leave late. We have kids going down after hours using their parents gate clicker to get in. DeLinda will review the 24/7 Hold Harmless agreement and be sure it states that the 24 hour clicker can be revoked if it is used for not launching or retrieving their Boat after 9PM. If they continue to use the Kiva after 9pm for anything besides launching and retrieving their boat their 24 hour access will be revoked.

c) Review verbiage on Boat Decal Form

Form reads "Registration has to be in name or address". Family members who do not live in the Association are using the homeowners address to get their Boat Stickers for access to the Kiva. The Boat sticker is only to be issued to the Boat Owner and the Address. We would like to change it to read "the name and address has to match" the boat registration.

d) Events Committee requesting to change the name of the Holiday Craft & Flea Market to include Garage Sale.

Just want to be sure they can change the name without the Boards approval. **Approved 4-0.**

e) Kiva 4 ft Convex Mirror for Kiva

John is requesting to put a convex mirror on the CCWD shed and position it so other cars coming in can be seen. Pat agreed that there is a problem going down the hill, you will be able to see what is coming down. He is requesting a 3 or 4 ft one. The mirror down in the winter and stored. Benchmark at \$200.00. **Approved 4-0.**

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

IX. Adjournment at 6:50pm.

Jane Everett, Secretary