



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
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Draft Board Meeting Minutes July 21, 2016

I. Meeting Called to Order 6:00pm

II. Pledge of Allegiance

III. Board Members Present: Jane Everett President, Julie Betz Treasurer, Howard Karlin Secretary

IV. Consent Agenda

1) Minutes of Prior Meetings – All 5 Meeting Minutes below Approved 3-0

- a) Executive Session, June 14, 2016**
- b) Study Session, June 14, 2016**
- c) Board Meeting Minutes, June 16, 2016**
- d) Executive Session June 30, 2016**
- e) Executive Session July 13, 2016**

2) Treasurers Report – Operating/Umpqua	\$256,877.75
Reserve – RABO, BBVA, Compass	\$611,092.65

V. Committee Reports

a) Office Report – Delinda Dontje, Office Manager. Assessments are at 95.6%. Boat sticker purchases are up 10% from last year. Gate Clickers are up 35 from last year. Overnight Kiva Boat docking is up tremendously from last year.

b) Maintenance Report – Arron Green, Maintenance Lead. At Black Creek; Re-screened windows, Re-Painting swing set, getting HVAC repair estimates, and Roofing repair estimates for Kiva.

c) ACB Report – Jane Everett, Chair. Applications received for 3 additions, 2 fences, 4 sheds, 1 solar, and 1 solar pending.

d) Events Committee –Michelle Fee, Events Coordinator. 4th of July celebration at Black Creek with 110 RSVP, 32 non-RSVP. Balloon guy was a hit, Bounce house was fun, Food was good and right amount. Next event is Flea Market with Ice Cream Social Sept 17 9-3 at Black Creek.

e) Tree Committee – John Howsden, Chair. Not present.

f) Kiva Committee – Rene Irwin, Chair. No meeting until next year. Suggested Kiva Rules changes will be looked at by Board next year.



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CCLTOA Board Meeting Minutes, July 21, 2016 Continued

Page 2

VI. Unfinished Business

a) Menu for annual meeting – BBQ chicken, salad, dessert. Lots of food will be available. RSVP with office.

VII. New Business

a) Attorney Retainer – Agreed 3-0 to renew Deon Stein for 1 year.

b) Reserve Study – Agreed 3-0 to renew 3 year Reserve Study with Association Reserves requiring an on-site visit this fall.

c) Tree Committee - Aaron Green agreed to allow part of his budget be used for Johns latest tree proposal, and Aaron would get several hours of back hoe use for Blackcreek. Board agreed to let John know if they approve his proposal when the Habitat situation is completed.

Open Forum –Ryan Oates introduced himself in person as a candidate for the Board; he was not able to appear at last Board Meeting. Lot #1065 thanked the Board for stepping up with their efforts during the recent transitions and stated if people are calling each other names he takes issue with that.

6:25 pm Meeting Adjourned

Howard Karlin, CCLTOA Secretary