



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
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Board Meeting Minutes **February 16, 2017**

Meeting Called to order: 6:04pm

Pledge of Allegiance

Board roll call - Present: Jane Everett President, Howard Karlin Vice President, Mike Butterworth Treasurer, Ryan Oatts Secretary & Doug Oliver Director

Minutes of Prior Meetings:

- January Board Meeting Minutes – Not Approved

Guest Speaker: District Supervisor Dennis Mills – The state is in 3 states of emergency 1. Fire 2. Dead Trees 3. Recent Storms & Roads. We have over three million dollars in road damage here in Calaveras county.

Q: Lot #838 From what I understand the fire hydrants belong to the water district, correct? Why haven't they maintained them?

A: During the drought, they were not allowed to maintain the fire hydrants per the governors orders

Open Forum:

Lot #964 I would like to know the hourly rate of the Maintenance Supervisor, the Office manager, & the Maintenance Assistant that you plan to hire. I understand the you have outsourced the newsletter I would like to know how much that costs? I also understand that you outsourced the payroll, how much is that going to cost us?

Lot #2034 I'm opposed to the raise of the boating fees. What are the costs to justify an 80% fee increase? As far as the payroll goes, I wish I would have thought of it when I was on the Board. We paid a lot of money for just one newsletter when we paid over \$7k for the printer in the office that can do the newsletter for cheaper.

Turner – How many people know that 8A residents pay 2 association dues each year? The financials for 8A in October (when we changed Board), The previous Board left us broke! The reserve has only \$3k and we must use half of that to keep our clubhouse open 2 days a week. As of last night, we only have \$15k in the bank. Please just think about the fairness of having to pay two sets of Dues. Thank you.

Lot #2122 There's a B&B house across the street from us that is very difficult to deal with. They do have a permit. I would like to get some limitations set on how often they can have renters. Once or twice a month would be nice.

Lot #838 Why don't we just absorb 8A?

Board Reports:

- ❖ **President Report:** When we had our open meeting to discuss the idea of raising the boat fees, we only had 2 people show up and they thought the proposal was a great idea.
- ❖ **Vice President Report:** Don Collins passed away last Thursday. We didn't have a volunteer of the year award for last year so I'd like to nominate Don Collins. Jane seconded the motion.

Passed 5-0



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- ❖ **Secretary Report:** We did have a draft for the January meeting drawn up but there were some errors that need to be fixed. We will be working on that this next month.
- ❖ **Treasurer Report:** Financial Presentation.
- ❖ **Directors Report:** Just Happy to be here.
- **Office Report:** Been working hard on getting the filing cabinets organized in the office.
- **Maintenance Report:** Still need to meet with Tri Dam regarding the Kiva ramp. The Door King and Nexia system has been fixed, updated & should be working better. There were a couple toilets in the outside restrooms that were leaking & filling the holding tanks with water, causing the septic alarm to go off. The toilets have been repaired. Showed pictures of boat ramp hole.

Committee Reports

- ✚ **ACB:** There are a lot of Solar applications being submitted and a few new builds. If you are going to submit a new build for a home 2000 square feet or greater please make sure you include on the plans a 2-car garage.
- ✚ **Tree Committee:** Trees have been purchased, delivered, & stored onsite waiting to be put into the ground.
- ✚ **Kiva Committee:** Starting January 2018 boaters are going to need a boater card. Want to remodel the restrooms at the Kiva. Going to get reflectors for the end of the docks. Still pushing to get lighting installed. I think there should be reservations slips drawn up at the office for large parties at the Kiva. Our Kiva meetings will be held the 1st Thursday of the month at 6pm.

Old Business: Boat Decal fees – Jane Everett called for a motion to vote on these fees...

- Black Creek Hall - \$100 to \$200
- Boat Decals – 1 year \$5 to 2 years \$80
- Nonresident boat launch - \$20 to \$40
- Overnight dock rental - \$30 to \$50

Motion seconded by Ryan Oatts – Open for Board to discuss

Doug Oliver – I think there are a lot of stuff that needs to be considered before we should assess higher fees. There is a lot that needs to be done correctly to protect the membership. For example; the organization that is way out of date and we can't even run a meeting correctly. Everyone expects it to be a free-for-all because it's been a free-for-all for so long. I'm not comfortable in raising the fees until we fix all the problems we have here – I'm going to vote no to a fee increase.

Ryan Oatts – I'm with Doug but eventually there's going to have to be something done.

Howard Karlin – Doug's right – you're all right. I'm going to abstain

Mike Butterworth – I think that we need to increase the fees appropriately – I would vote yes



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Jane Everett – Calls for a vote – All in favor Jane Everett & Mike Butterworth

All not in favor – Doug Oliver & Ryan Oatts – Abstained - Howard Karlin (Deadlocked Vote)

Recalled for Vote – **All user fee changes denied – (3 nays Doug, Ryan, & Howard - 2 yay Jane & Mike)**

Meeting Adjourned at 9:20 pm

X



Ryan Oatts - CCLTOA Board Secretary

