



Copper Cove at Lake Tulloch Owners' Association

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

Phone: (209) 785-2688
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Approved Board Meeting Minutes 19 November 2015 @ 6:00pm

- I. Meeting Called to Order – 6:08pm
- II. Pledge of Allegiance -
- III. Board Roll Call – Julie Betz, Pat Toepel, Jane Everett
- IV. Absent: Theresa (Tess) Wade

Before we start the meeting I would like to announce that Rob Adamson has stepped down as President and resigned from the Board due to other commitments.

V. **Consent Agenda-**

1) **Minutes of Prior Meetings**

- a) **Executive Session 13 October 2015 – Approved 3-0**
- b) **Study Session 13 October 2015 – Approved 3-0**
- c) **Board Meeting Minutes 15 October 2015 Approved 3-0**

2) Treasurer's Report – Operating	209,850.83
Reserve - Rabo Bank	152,500.12
BBVA	50,000.00
Compass Money	217,129.84
Total:	609,480.79

VI. **Committee Reports**

- a) **Office Report – DeLinda Dontje, Office Manager** – At 100.5% Assessments due to Lien Collections. Working on finalizing December newsletter, getting ready for statements and end of year close of business. Ordering Boat Decals and cards. Clickers will be turned off until we hear from owners reconfirming their number January 5th.
- b) **Maintenance Report – Aaron Green, Maintenance Lead** – Little John Park, there is a tire swing and I was wondering if I can change the rope with a chain and make it safer. Pat will also look at the swing. Fire sprinklers in attic over the kitchen were leaking and Cisco Fire came in and repaired. Had to move boxes that were in the way and we have them here to give away. I want to purchase some new garbage cans with permanent thermo plastic with wire enclosure. 5 for Black Creek and 5 for Kiva. They can be anchored down to prevent theft and they have a 10 year guarantee. Proper cigarette butt receptacles, we just have plastic ones and need some that people can see what they are. Proper recycling trash cans and safety cones. It's a little spendy but will make a difference. The Board does not have a problem with Aaron purchasing these things. **Approved 3-0.**
I am putting together a plan to do a one acre dog park, fencing, dog water, bag dispenser. People like to bring their dogs out and let them run. If we had a fenced in area it would prevent the dogs from running all over the park.
- c) **ACB Report** – Does not have anything.
- d) **Events Committee** – No one in attendance.
- e) **Tree Committee** – No one in attendance.
- f) **Kiva Committee Report** – Next Kiva meeting in April.



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VII. Unfinished Business

- a. **Seating Board Secretary and Vice President** – Pat Toepel, President, Jane Everett, Vice President, Julie Betz, Treasurer and Theresa (Tess) Wade, Secretary
- b. **Budget** – The budget looks good. We have had a good year, and the Budget has been managed well and our team is doing a really good job. The Board approved reducing the fees to \$175.00 for next year. We should be able to put more in reserves this year.
Approved 3-0.
- e. **Lot Line Adjustment** – Lot – 2090 **Approved 3-0.**
- f. **Guidelines for Defensible Space Committee** – No one in attendance

VIII. New Business

- a. **Gas Account** – Opening up an account at Cruisers because of the convenience and also less cost of gas. We control and we set the hours the card is used. **Approved 3-0.**
- b. **Tess Line Dance Request - Tabled**
- c. **Chess Group - Tabled**
- d. **2016 Events Committee Charter/ Ice Machine** – ice machine for kitchen as they go through 10 to 15 bags of ice. We found an ice machine that fits nicely in the kitchen. Pat would like to get an ice machine. It is 28x24.38. It will work well for the events, flea markets, July 4th Picnic. **Approved 3-0.**
- e. **24 hour Gate clickers for KIVA** - Will be shut off January 5th until we reconfirm the numbers and the property numbers.
- f. **Fitness Center Floor/ Afterhours access to Fitness Center** – Turning off codes until everyone using the fitness center fills out their forms. The responsibility of renters falls on the homeowners who approved them using. Tenants are not allowed to bring guests. Carpet needs to be replaced in the Fitness Center and will repaint and freshen up.
Approved 3-0
- g. **New Tenant Form – 30 day Change on Verbiage** – Changed verbiage reminding Homeowners that it is in the By Laws that owners must provide the names of their tenants in a timely manner and they are responsible for their usage that they agree to. They need to let us know when they move so we can turn off gate openers.
- h. **Office – Repaint and freshen up-** New paint and carpet for the office to freshen it up also. **Approved 3-0.**
- i. **December Board Meeting - Usually** cancelled with the holidays. The ACB meeting scheduled –if there is no plans dropped of by Monday, December 7th the ACB meeting will be cancelled.
- j. **Day after Thanksgiving** – If we want to take it off we can, DeLinda and Aaron will work part of the day.



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

8A-AI Sagala –The Association is talking about disbanding so we can avoid double dues. IT would be simpler to dissolve and convey the property, storage facility, tennis courts and pool. We charge \$100. for a key to the pool. Cost of liability and what the deeds say, the important thing is the increase in responsibility and you would get the same dues and the benefit. The storage facility was cleaned up a couple of years ago and charged \$25.00 for the year. Most of the owners do not live there and the properties are rentals. It makes sense to disband 8a. We are asking if you could put us on the Study Session Agenda in January. Pat requested a proposal and identifying to see how we tie together. There is no urgency in this. Julie mentioned we need to review our CC&R's. As the developers finished developing they turned all of the roads to the County and the Association did not want to deal with them. Rocky Road took it over and we were assessed \$300.00 that went to Rocky Road to take care of the roads. We would like a copy of your budget, expenses and operating costs.

Lot 0374 – Can someone contact the county and find out why they will not repair Moccasin. The pavement is flying. The office will contact the county to see what can be done.

Lot 0207 – Habitat for Humanity – Myron Kelso, President. Complimented Pat on his first meeting. Announced that he is pleased to start construction on Copper Cove Drive. We have gotten a lot of support from Cal Tel, PGE and working with the Lyons Club to do volunteer work. We are considering a social event to celebrate our first build in Copperopolis. We would like to invite local dignitaries from the County and the State to come in and join in the festivities. I would like to invite the Board and the community at large. One of the occupants is part of this community. Pat mentioned Jane has a couple of questions for Mr. Meyer. Frank Meyer is the Administrative Manager for Habitat and is here also to answer any questions. Pat asked if they are building two separate homes for two separate families. Mr. Kelso referred to Frank Meyer as he has more information regarding this question. We have never bought a one acre parcel so we looked at the rules in the CC&R's and there is no problem in building an Accessory building. The Accessory dwelling is a stable of the county. Julie asked if they are selling the Accessory Dwelling. We are building the project as the owners; we will sell one half interest to one family and one half to the other. There are hundreds of places in the county that is tenants in common. Julie stated our CC&R's state that in an R1 you can have a single family dwelling on that lot. Pat reiterated that an Accessory Dwelling is for a mother in law of family member. The Calaveras County Code states that **"Accessory Dwelling shall not be used for sale, financing, or other means or basis of subdivision of the original subject property pursuant to any partition, condominium plan, community apartment project, stock cooperative, parcel map, subdivision map or gift deed.** Mr. Meyer asked where we found it that it was incorrect and it was outdated. Julie quoted that it is part of the Calaveras County Code 17.66.

040. Pat then asked how many clickers were they going to have, how many driveways, is the septic large enough. What if a 3 yr old from house 1 and flushes a toy down the toilet everyone's house gets backed up, who is responsible. Tenancy in common both decides what will be done. If one person backs out, who gets the money? Very unlikely they will sell. If one person walks out the other person gets the money and sells to someone else. Jane reminded Frank that when he came into the ACB with your plans we told you it was an R1 Zoned single Family Dwelling and I asked if the well and septic would support that many people. I asked if you had ever built in an Association and you said no. You were told at that time that you could not build two homes. Frank stated that this is the law and the laws override the CC&R's. You are having two distinct homes, one with a two car garage and one with a one car garage. If you are having two separate homes there should be two water meters. CCWD is going to



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serve the lot with one meter. You went before the Board of Supervisors for approval and paid no fees for anything. Jane said the thing that bothers her the most is when I told you about the CC&R's and you

have never built in an Association. We don't mind you having you in our neighborhood and we don't mind you having one home but I see problems. Frank said I know how Associations can be, I live in one and they are very kind to us. We have a situation and we had our lawyers contact your lawyer and there was no response. Julie commented that all of your letters have been responded to and the issue is that your plans have not been approved by our Association and you circumvented us and went to the County for approval. Pat asked "Who owns the property?" Frank responded that the home will be owned by the new family. Who will carry the papers? Frank responded that Habitat will carry the paper. Pat said you get free labor, sell money to Habitat, only person making out is Habitat. We have a small office in San Andreas. Jane's issue is that you have thumbed your nose to our CC&R's. Frank asked "Why are you trying to make an example out of Habitat?" We are not trying to make an example out of you. The Association is not picking on you and you were told that you could build one home and garage and you began construction and thumbed your nose up at our Association. Frank responded that they only sell to people who fit into their program. Jane asked where they get the money to put down on houses. Frank said it was \$1400.00. Frank also said there is so much misinformation and you don't post your agenda. The Agenda is posted out front and on the Marquee the Thursday the week before the meeting. Jane reiterated again that we are not picking on you we are just asking you to respect the CC&R's and ACB rules. You will not cause the headache of thumbing your nose to the Association. I did what I was required to do, I never asked you about who was going to purchase the home and when I said how many houses you did not have an answer. Frank would like for our attorneys to get together to work this out. Pat said that this should have never happened. When one person leaves, they have equal ownership. They have one vote, one clicker and one card. I have a question.....Why is Habitat so different that they can only have one meter and everyone else with a duplex has to have two. Frank responded that the water department would only let them have one. A homeowner asked "how can Habitat come into an Association and build what they want"? Frank said that it is an old interpretation and the laws changed in 2011. In 2013 Calaveras County adopted these laws for Accessory dwellings to make them in compliance with state law. State Law trumps CC&R's.

IX. Adjourned at 7:30PM

Theresa (Tess) Wade , Secretary