



# Copper Cove at Lake Tulloch Owners' Association

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## Board Meeting Minutes/Approved

May 19, 2016

I. Meeting Called to Order 6:05pm

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 9 Meeting Minutes below Approved 3-0

- a) Special Study Session March 10, 2016
- b) Executive Session March 15, 2016
- c) Study Session March 15, 2016
- d) Board Meeting Minutes March 17, 2016
- e) Special Study Session March 31, 2016
- f) Executive Emergency Session April 5, 2016
- g) Executive session April 19, 2016
- h) Study session April 19, 2016
- i) Special Study Session – Goals April 21, 2016
- j) No Board Meeting in April

2) Treasurers Report – Operating/Umpqua	\$406,734.29
Reserve – RABO	\$152,625.66
BBVA	\$50,000
Compass	\$217,311.66

## V. Committee Reports

a) Office Report – Delinda Dontje, Office Manager. Two new computers are in the office to replace old ones that broke. 24 Hour access clicker to Kiva will require a fishing license be presented to office. A 30 day notice will be in the Newsletter. Lot# 1065 Don Suggested sending a letter to Realtors informing them of our Kiva Rules to stop the miss-Information.

b) Maintenance Report – Arron Green, Maintenance Lead. Outdoor Black creek restrooms being re-plumbed due to leaks. A.C. in Attic repaired by Angels Air. Found low refrigerant and water leak over women's restroom repaired. They offered an assessment of entire system for additional cost, Board responded to get more bids only if necessary since the system is operable now. Valley Entry Bid for Kiva Gate was presented, necessary repairs on batteries, operator covers. Board agreed to proceed with bid without security tips added to gate top and reduced labor amounts. Voted 3-0 to proceed with Valley Entry Bid with noted changes, passed.

c) ACB Report – Jane Everett, Chair. Requests for a mini house, 2 solar systems, retaining wall, 2 fences were received and being reviewed. Phone calls are coming in on Marijuana grows on properties. She is reviewing County Rules and upcoming ACB rule revisions in general. Asking for community input sooner than later on these issues.

d) Events Committee – Anne Plummer and Michelle Fee, Events Coordinator. 4<sup>th</sup> of July celebration at Black creek is temporary cancelled due to septic system repairs. Board agreed to give an update to Events Committee in a couple of weeks on County Engineer Approval. Flea Market/Crafts Fair at Black creek Park Sept 17, salsa tasting contest idea for event.

e) Tree Committee – John Howsden. Wants to start up his committee again. Board Voted 3-0, passed, to re-instate the Tree Committee. John suggested eliminate Zone 11 watering. John suggested planting additional trees in a different area and needs to establish a budget. Board suggested there may be existing tree committee funds in the current budget.

f) Kiva Committee – Ray Beullomi. Placed a no parking sign on main driveway, 4<sup>th</sup> of July event Planned, Speed bumps painted, bathroom painted, other Misc. Repairs Discussed.

#### VI. Unfinished Business

a) Kiva Lights - Arron Green stated that there is a camera issue, cameras need updating, not a lighting issue for night/security issue at the far end of the dock. Board position is no more lights will be installed this year other than the three new ones already in place. The Camera issue will require further study for next year's budget.

b) Hall Use Request – Lot 0481 (Sandi), Bunko Activity, Board Voted 3-0, Denied, Discussion; Hall use by community i.e. non-members creates utility, cleaning, wear and tear issues. Suggested community look at the Armory or other venues for non-member meetings & small events.

#### VII. New Business

a) Black creek Park Closure – Construction schedule still not complete due to waiting on County Plan Approval, already covered earlier in meeting.

b) 24 Hour Kiva access – 30 day notice of changes in newsletter, vote on next month.

c) Susan Larson - Tri-Dam – Presentation – Stated no operating changes to Lake Tulloch this year. Buoy Markers are being audited to make sure positions are correct. Mussels – trying to prevent their gestation by a State Mandated Program and asked for cooperation to help educate boaters about the hazards of invasive species introduction. Help was requested by Kiva staff to manage the self-certification process; Ray B. Kiva Committee stated they are training staff to educate boaters.

d) Candidates for Board of Directors – Applications received from: Mike Butterworth, Julie Betz, LeRoy Lopez, Ryan Otis, Pat Toppel, and Howard Karlin.

Open Forum – Ray Beullomi Lot #2047, asked what has been going on with the Board and why all the recent resignations. The Board responded with a brief discussion as to the individual reasons why Board Members have resigned recently.

7:30pm Meeting Adjourned



Howard Karlin, CCLTOA Secretary