



Copper Cove at Lake Tulloch Owners' Association

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

June 16, 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 3 Meeting Minutes below Approved 3-0

a) Executive Session, May 17, 2016

b) Study Session, May 17, 2016

c) Board Meeting Minutes, May 19, 2016

2) Treasurers Report – Operating/Umpqua

\$284,348.95

Reserve – RABO

\$152,625.66

BBVA

\$50,000

BBVA 2015 Cont.

\$117,000

Compass

\$217,311.66

V. Committee Reports

a) Office Report – Delinda Dontje, Office Manager. Assessments at 93.3%. Boat sticker purchases are up 8% from last year. Gate Clickers are up 6% from last year. Election materials are being produced for mailing out.

b) Maintenance Report – Arron Green, Maintenance Lead. Weed eating and mowing in process. Camera on Black creek entrance gate installed. Little John Park is being cleared 20-30 ft. around perimeter. Seeded grass area around playground. Outside bathroom repairs completed. HVAC at Black creek needs service call. Kiva bathroom floors were re-painted by Ray. Kiva bathroom roof needs replacement.

c) ACB Report – Jane Everett, Chair. HFH Mediation Date July 6, 2016. No report from last two meetings. No applications turned for one meeting, no Quorum for 2nd. A Cheyenne Road property has an odd horizontal structure being built and needs investigation with address. Tall dead grass issues are still a problem in a lot of areas.

d) Events Committee –Michelle Fee, Events Coordinator. 4th of July celebration at Black Creek is on. Board asked Michelle for PO for all purchases moving forward. John (Tree Committee) asked what the new PO procedure is. Then, a Budget question discussion about the timing of event money spending. John (Tree Committee) asked about submitting receipts and getting re-imbursed. Jane re-enforced that septic repairs were delayed until after July 4. Newsletter wording for park closure was incorrect, just inside events were cancelled. Bids are slow to come in because plans were just approved by County just a few days ago. Cal engineering was supposed to submit plans to Vendors for bids.



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e) Tree Committee – John Howsden. Purchased 5 trees to replace drought injured trees. Also purchased 2 Willows for wet area. Fixing irrigation lines. \$732.65 left in budget. John asked if he could combine appx. \$500 from Maintenance budget to purchase more trees. Board suggested waiting on tree purchase above his current budget. Board asked John for a short proposal on this new large tree purchase.

f) Kiva Committee – Not present

VI. Unfinished Business

- a) Valley entry Bid – Already approved.
- b) Black Creek Closure – Already Discussed earlier
- c) 24 hour Kiva access – No changes except a fishing license or boat sticker is required.
- d) July 4 Picnic – Place notice on Marquee and website.

VII. New Business

- a) Tree Committee – Charter Submitted
- b) Weed Abatement – Jane: How do we address this? Lot# 1065 commented our area is a State Responsibility Area. Cal-Fire has authority to enforce fire regs. CCLTOA Fines may not be legal. Letters can be sent out to notify Property owners of Lots needing clearing. Board agreed to use notification letters with a list of vendors that can be hired to clear the Lot.
- c) Revision of Hall Rental Form – Discussion about form, checklists for event booking, and Insurance. No changes agreed upon, more discussion needed.
- d) Menu for Annual Meeting – options discussed, nothing confirmed.

Meet the Candidates Open Forum – Introduced the Board Candidates Howard Karlin, Julie Betz, Leroy Lopez, Mike Butterworth, Ryan Oates (not present – statement read). Leroy answered question about philosophy of spending, Mike spoke about policies and procedures, budgets, more structure and process to avoid confusion.

7:55 pm Meeting Adjourned

Howard Karlin, CCLTOA Secretary