



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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Board Meeting Minutes

Meeting Name:	Open Board Meeting		
Date:	10/19/2017	Meeting Type:	Open
Start Time:	6:00pm	Meeting Location:	920 Black Creek Copperopolis, CA 95228

❖ Pledge of Allegiance

Board Members Present:

X	President - Ryan Oatts	X	Treasurer - Mike Butterworth	X	Director - Jack Cox	
X	Vice President - Doug Oliver	X	Director - Art Roberts			

❖ Approval of Prior Minutes:

September 21, 2017 & October 9, 2017 Board Meeting Minutes – Approved 5/0/0

❖ Open Forum:

Lot 0892 – Concerns regarding raising assessment fees, to be discussed in president's report. Concerns regarding letter from Consortium LLCs.

Lot 0374 – Questions regarding increase in dues and authorization to increase fees beyond the 50.00 indicated in CCR's – Mr. Butterworth explained law regarding fee increases. Mr. Oliver commented on cost to provide services. Mr. Roberts indicated coat related to wants and needs of the association.

Lot 0253/0155 – Issues regarding voting – requested a rule change requiring candidates to submit candidate letter. Issues regarding a letter from Consortium LLC.

Lot 1624 – Asked to speak on item #5

Lot 1775 – Suggestions for CCR's property clean ups/limits of vehicles and other abandoned items, limit riding rec vehicles on residential lots/commercial use of lots. Marijuana grow restriction request.

Lot 0662 – Discussed P&E trails and maintenance. Lot owner to bring a committee charter to next Board meeting to seek approval of an equestrian committee.

Lot (did not declare) – Questions regarding reserve analysis and if it is provided to the membership.

❖ Director Reports:

President Report – Introduced Ryan Haney, Consortium LLC. Ryan discussed letter sent to the membership. Offered to contact each member to discuss issues.

Mr. Butterworth explained use and allocation of assessment fees. Mr. Haney



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explained background of firm. Discussed ensued regarding cost to provide services.

Presentation by Ryan Oatts regarding cost of assessment and improvement of association facilities.

Mr. Cox discussed troubled lots and clean up.

Discussion ensued regarding association maintenance, cost, & document availability through Consortium LLC.

Jack Cox as announced as the communications persons for the membership.

Discussion ensued regarding membership communication methods.

Lot 0711 commented on a long-term planning.

Vice President – No Report

Treasurer – Current totals =\$760,935.86. Discussed reallocation of revenue into reserve accounts. Gave overview of assessment and expense projections. Reserve amounts also discussed.

Secretary – No report

Director – No report

Director – No report

- ❖ **Office** – No report
- ❖ **Maintenance** – No report
- ❖ **ACB** – no report
- ❖ **Kiva Committee** – no report
- ❖ **Tree Committee** – no report

New Business Items	Assigned Director	Agenda Topics
	President – Ryan Oatts	<p>Purchase power – Ryan Oatts made a motion to direct Mike Butterworth to review options and make recommendations on credit card usage. Doug Oliver second</p> <p>Discussion regarding possibility of using Consortium LLC credit monitoring. Jack Cox discussed. Internet purchasing. Discussion ensued regarding purchase orders.</p> <p>Vote to approve 4/1 (Mr. Roberts)/0</p>
	President – Ryan Oatts	<p>Volunteer Applications (2) – Ryan Oatts motion to approve applications. Doug Oliver second.</p> <p>Vote to approve 5/0/0</p>



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	Director – Jack Cox	Lions Club – Jack Cox discussed use of hall for Lions Club Meetings and funding of children's summer camp for next year. Discussion ensued regarding children's youth program. Jack Cox motion to approve Lions Club to use hall second Wednesday of each month, 5pm Vote to approve 4/1 (Mr. Butterworth)/0
	Director – Art Roberts	Charter for Membership to redo CC&R's, Bylaws and ACB rules. – Doug Oliver explained basic rule change process. Jack Cox commented on outdated nature of CCLTOA. Doug Oliver Motion to approve Art Roberts to write charter for CCR/Bylaw committee, Jack Cox second motion. Motion to approve 5/0/0
	Director – Art Roberts	Guns, Security, & Cost – Art Roberts discussed gun control and security in association meetings. Doug Oliver discussed the right to keep and bear arms. Ryan Oatts discussed the nature of illegal use of firearms and enforcing the law. No action taken
Old Business Items	Assigned Director	Agenda Topics
	Vice President – Doug Oliver	ACB Rule Recommendations – Doug Oliver discussed ACB changes. Item set aside for further discussion.

Meeting Adjourned 8:14pm

X


Doug Oliver
CCLTOA Vice President/Secretary

CCLTOA
BE PROUD!!



CID Consortium, LLC

- ✧ Began our Partnership in August 2016
- ✧ Will handle all Accounts Payable and Accounts Receivable
- ✧ Other financial support as needed.
- ✧ YOU CAN STILL WRITE CHECKS AND MAIL THEM!

CCLTOA Kiva Recreational Center



CCLTOA

- » Boat Docks
- » Launch Ramp
- » Children's Playground
- » Picnic Area with Horseshoes
- » Equestrian Center
- » Black Creek Hall, Work out Room, and meeting rooms

CCLTOA

➤ Baseball Park

➤ Holiday Events

➤ Youth Committee and Activities

➤ Security Card Access at ZERO Charge

➤ Little John Park

CCLTOA Costs

‣ All of this above mentioned benefits WE have at our Association for the below cost!

‣ 2016 Assessment Fees

‣ Monthly cost \$16.25

‣ Annual Cost \$195.00

CCLTOA 2018 Assessments

➤ CCLTOA Assessments will be raised in 2018 to the following:

➤ Monthly Breakdown \$19.16

➤ Annual Cost:\$230.00

➤ this is a 17% increase

SO WHY???

» Great QUESTION!!

Areas of Improvement Needed for CCLTOA this year

➤ Continue updating the landscape around Black Creek Park, greatly improving the overall look.

➤ Repair boat launch at Kiva

➤ Replace broken down wood fence along Copper Cove Drive

➤ Improve Workout area

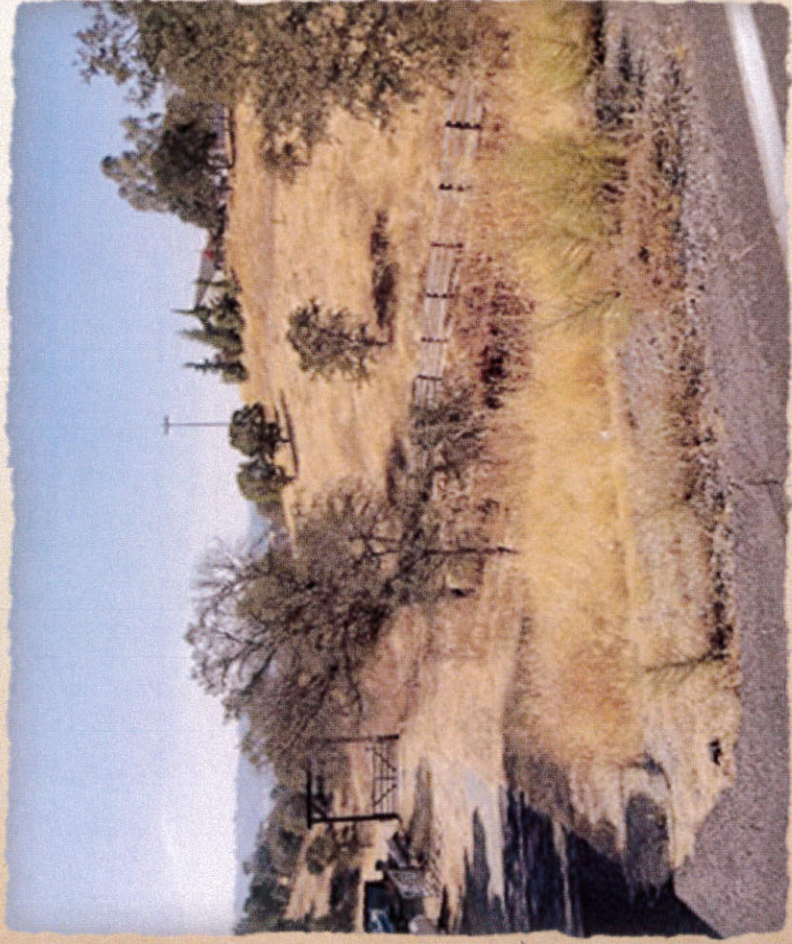
➤ JUST TO NAME A FEW!!

Cost of Reserve Items that need our Attention

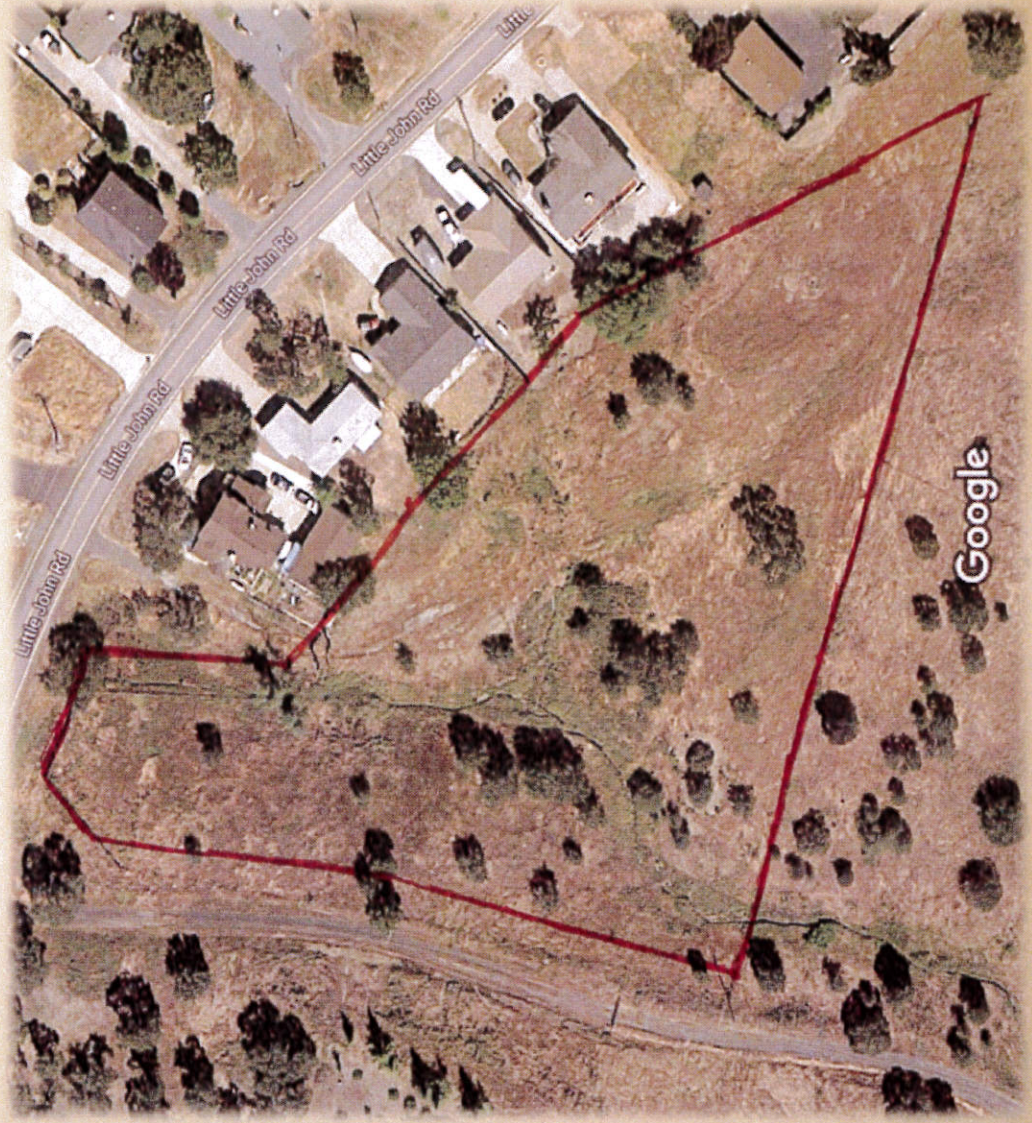
➤ See reserve Itemized list! Black Creek Park

➤ COST IS OVER \$70,000.00

Little John Park NEEDS SOMETHING...



Aerial of Little John Park



Landscape update at Black Creek Park...Before



...and after



Ball Field before...



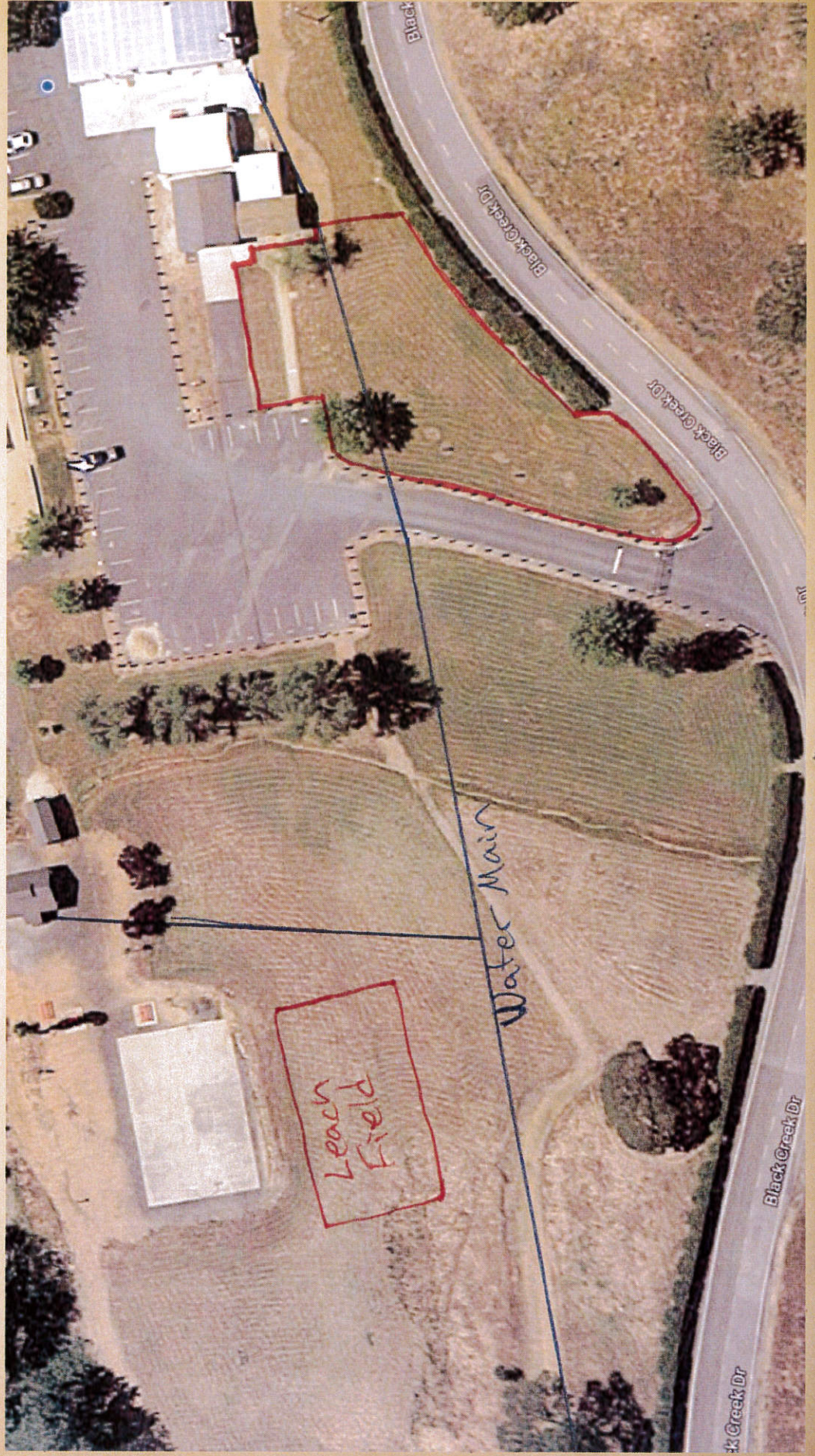
...and after



Undeveloped area



Aerial of undeveloped areas



Aerial View of Black Creek Park



Other aerial pics of Black Creek areas

