



## Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive  
Copperopolis, CA 95228  
Website: [www.ccltoa.org](http://www.ccltoa.org)

Phone: (209) 785-2688  
Fax: (209) 785-2698  
Email: [ccltoa@caltel.com](mailto:ccltoa@caltel.com)

### Special Board Meeting Minutes

Meeting Name:	Special Board Meeting		
Date:	Oct 9, 2017	Meeting Type:	Open Session
Start & End Time:	6pm	Meeting Location:	920 Black Creek Drive

### Participants

x	Ryan Oatts	x	Mike Butterworth	x	Jack Cox	
x	Doug Oliver	x	Art Roberts			

### Agenda Items

Agenda Item #	Agenda Topics
New Business	<p><b>Budget:</b> Presentation by Mike Butterworth on current budget and basic budget ground rules. Discussion ensued regarding format</p> <p>Discussion moved to fee structure and how to provide repairs to roads, staff management, security, and enforcement of CCR's.</p> <p>Discussion moved to promoting positive communication with the membership.</p> <p>Ryan Oatts motion to appoint Jack Cox the association PR representative.</p> <p>Doug Oliver Second</p> <p>Discussion, no vote necessary, Jack volunteered to start outreach.</p> <p>Jack Cox – motion to raise annual assessment fees to \$230.00 to provide for all discussed upgrades to association.</p> <p>Doug Oliver – 2nd</p> <p><b>Vote to approve 4/1/0</b></p>
New Business	<p><b>Security:</b> Discussion moved to security firms. No action taken</p>
New Business	<p><b>ACB Time Change:</b> Discussion regarding flexible scheduling.</p> <p>Doug Oliver – motion to allow ACB board to check in weekly with office staff and set meetings as submittals arrive.</p> <p>Mike Butterworth – 2nd</p> <p><b>Vote to approve 5/0/0</b></p>
Old Business	<p><b>ACB Rule Changes:</b> Discussion ensued regarding whether or not the association intends to enforce ACB rules. Consensus reached to enforce what is approved by the association.</p>



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	<p>Discussion shifted to enforcement of all CCRs and budgeting for an enforcement officer in the next year's budget.</p> <p>Jack Cox – motion to budget for an enforcement officer for enforcement of CCR's ACB rules, communicate with members, report to board and make recommendations, and communicate with County Code Compliance on joint enforcement.</p> <p><b>ACB Rule Change Continue:</b> Doug Oliver – Second</p> <p>Discussion regarding security ensued.</p> <p><b>Vote to approve 4 yes/1 abstain Art Roberts</b></p> <p>General requirements modifications were discussion. Consensus made to have all proposed changes typed up and sent to all ACB Committee members and Board for Discussion at the next Board meeting.</p>
Old Business	<p><b>Variance:</b> Discussion regarding allowing a structure over 24X32. Replacement structure for a larger accessory structure that burned down. Discussion ensued with lot owner for more data.</p> <p>Doug Oliver- motion to approve variance</p> <p>Ryan Oatts – 2nd</p> <p>Discussion – replacement of existing structure deemed fair reason for variance.</p> <p><b>Vote to approve – 5/0/0</b></p> <p>Director Roberts changed his vote on roof pitch variance lot 0745</p> <p><b>Variance passed</b></p>

Meeting Adjourned 8:08pm

X

Doug Oliver  
CCLTOA Vice President/Secretary