



## 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  
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### Board Meeting Minutes

Meeting Name:	Open Board Meeting		
Date:	11/16/2017	Meeting Type:	Board Meeting
Start & End 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	X	Special Guest – Consortium LLC	

#### ❖ Approval of Prior Minutes: Approved Oct 19, 2017 Minutes

#### ❖ Open Forum:

Lot 1970 Discussed how the raise of the dues should be spent  
Lot 0649 Discussed the road condition & history of Tuni Ct – 4 houses are located on Tuni Ct  
Lot 0838 Discussed fire hydrants

#### ❖ Director Reports:

**Ryan Oatts** – Makes a motion to form an executive committee. Doug Oliver seconds motion. Discussion on the definition of an executive committee.

Vote to Approve 4 yes/1 abstain Art Roberts

**Doug Oliver** – No Report

Mike Butterworth – Directs people to refer to account balance sheet. Asked if there were any questions. Discussed the budget.

**Jack Cox** - Discussed about communication with the membership. Please send in your email addresses to the office.

**Art Roberts** – No Reports

#### ❖ Office & Maintenance Reports – No Report

#### ❖ Committee Reports:

**Tree Committee** – Aaron discussed a new proposal for another section of the lawn to be put in.

Ryan Oatts makes a motion to allow John to fix the South lawn with new sprinklers & grass. Doug seconds motion

Vote to Approve: 4 yes/1 no Art Roberts

**ACB** – Mia discussed ACB rewrites. Changed meet times to every Monday ACB will check in with the office to see if there are any application to be viewed.



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New Business Items	Assigned Director	Agenda Topics
	President – Ryan Oatts	End of Year Disclosures: Ryan makes a motion to make the end of year documents separate from the newsletter and have CID send out the end of year disclosures. Doug seconds the motion Vote to Approve: 4 yes/1 no Art Roberts
	President – Ryan Oatts	Road Responsibility Map: Discussed Rocky Road & County having jurisdiction over all the roads in the association except 1 (Tuni Ct) Map attached.
	President – Ryan Oatts	Credit Card assignment & Limits: Ryan makes a motion to assign Melinda & Aaron a credit card with a limit per month of \$1000 not to exceed that without Board approval. Same PO approval procedures. Jack seconds motion Vote to Approve: 4 yes/1 no Art Roberts
	President – Ryan Oatts	Hall Rental & Boat Decals: Ryan makes a motion for \$50 hall rental with \$25 kitchen usage. Same deposit requirements. \$5 boat decal form fee. Doug seconds motion Vote to Approve: 4 yes/1 no response Art Roberts
	President – Ryan Oatts	Board Committee Assignment: Discussed forming a Board committee & their assignment – Civil code 4155 Ryan made a motion to set aside his vote from the last meeting regarding Art overseeing the CC&Rs and to write the charter. Jack seconds motion
	President – Ryan Oatts	Volunteer Applications – Ryan motions to approve. Jack seconds motion Vote to Approve: 4yes/1 no Art Roberts
	Vice President – Doug Oliver	Typo on Oct 9 <sup>th</sup> Minutes: A vote on minutes didn't have all vote counts. 5 Board members present, only 4 votes documented. Ryan, Doug, Mike, & Jack all voted yes Art abstained Vote to change the vote typo to correct vote count: 4 yes/1 abstain



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	Vice President – Doug Oliver	Veterans Day – Jack motions to have 1 floating holiday of staff's choice in place of one of the already designated holidays. Ryan seconds motion Vote to Approve: 5 yes
	Vice President – Doug Oliver	Equestrian Charter – Doug makes a motion to approve the Equestrian Committee Charter. Mike seconds motion. Vote to approve: 5 yes Mike motions to approve requested 5k for 2018 Jack seconds Vote to Approve: 5 yes
	Director – Art Roberts	CC&Rs, Assessments per recorded county records, members vote: Discussed with no action taken
	Director – Art Roberts	Bylaws per oversight of rd. Per (r89) articles 2 (f): Discussed with no action taken
	Director – Art Roberts	Emergency meeting, no notice to member, needs proper definition, & define the proper use. What is a "TRUE EMERGENCY": Discussed with no action taken

**Meeting Adjourned 8:47pm**

**X**

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Doug Oliver  
CCLTOA Vice President/Secretary

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