



Board Meeting Minutes

Meeting Name:	Open Board Meeting		
Date:	01/18/2018	Meeting Type:	Open
Start & End Time:	6:00pm	Meeting Location:	920 Black Creek Copperopolis, CA 95228

❖ Pledge of Allegiance

Board Members Present:

President - Ryan Oatts	X	Treasurer - Mike Butterworth	X	Director - Jack Cox	X
Vice President -Doug Oliver	X	Director - (resigned) Art Roberts		Director – Jay Brands Newly appointed	X

- ❖ Emergency Item: Ryan Oatts announced Art Roberts resignation and made a motion to add appointment of a new board member to the board business as an emergency. Jack Cox seconded the motion. **Vote to approve 4/0/0**

The board heard statements from two interested members: Jay Brands and Peter Olan.

The board recessed from 6:15 to 6:30 to interview both members privately and debate appointment.

At 6:30pm the Board reconvened

In discussion, Jack Cox identified the great qualifications of both interested parties and indicated that the party who was not appointed would be welcome to participate in committees.

Ryan Oatts motion to appoint Jay Brands, Mike Butterworth second

Vote to approve 4/0/0

Jay Brands seated

- ❖ Approval of Prior Minutes:

November 16, 2017 Board Meeting, November 20, 2017 Budget Meeting, ETC Dec Minutes – Ryan Oatts motion to approve. Jack Cox second. **Vote to approve 5/0/0** (Jay Brands voting as new member of Board)

- ❖ **Open Forum: Lot 892** asked about civil code 5605 interpretation regarding the amount of assessment that can be charged. Discussed the language of the code. Stressed the need to be "legal." Amending CC&R's was discussed. Jack Cox discussed currency value difference from 1969 until now. Doug Oliver clarified that the question was already forwarded to the attorney for a response. Ryan Oatts set a meeting the following Monday to meet with the owner of lot 892 for further discussion. Streaming meetings was briefly discussed.

Lot 673 – question regarding code and compliance liaison. Discussed compliant with county regarding adjacent property owner.

Lot 862 – indicated that we were not covered in association insurance and asked how the board would pay for workman's comp claims if staff is injured at the docks. Ryan Oatts



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indicated that our new insurance carrier had covered the dock but would follow up to make sure that was correct and respond to them and the membership once he knew for sure. The board agreed that they would not raise assessments to for this type of occurrence.

- ❖ **Director Reports: President:** discussed hiring Kiva staff, email list and email use, discussed Kiva incident and Sheriff's Office report. Also announced new insurance carrier RUSSO insurance.

Vice President: discussed ramp repair progress. Ryan Oatts discussed the need for an emergency meeting once plans were approved in order to move quickly on construction before the water level rose.

Treasurer - Discussed reserves process and answered questions. Discussed assessment notification and how to use Consortium's website. Mike answered questions from the members.

Director: Jack Cox discussed "rebranding" by proposing a DBA of "Copper Cove" instead of using the full CCLTOA name for business. Discussion ensued. Jack Motioned to start DBA process to use "Copper Cove" – Ryan Oatts second

Vote to approve 5/0/0

- ❖ **Office Report:** Melinda reported on success of the Christmas movie night
- ❖ **Maintenance Report:** Aaron reported on estimate of asphalt repairs at the Kiva and Black Creek facilities, discussed roofing repairs, and renovation of outdoor restrooms. Also discussed necessary Kiva repairs.
Ryan Oatts motion to direct staff to research cost of new security cameras for Kiva. Doug Oliver Second

Vote to approve 5/0/0

- ❖ **Committee Reports:**
 - Events:** Ryan Oatts proposed a Spring Fling event 4/7/2018. Made a motion to approve. Mike Second
Discussion: Jack Cox questioned date. Equestrian Committee chair brought up Mother's Day weekend – May 12th. Motion modified by Ryan
Further discussion ensued. Motion returned to previous date with direction given to members to form a committee for this specific event including elements of the event committee and the equestrian's committee's ideas. **Vote to approve 4/0/1 Mike Butterworth abstained.**
 - Tree Committee:** Presentation to the Board of work accomplished in the last three months. All work completed on time and under budget.
 - Equestrian Committee:** Discussed items contained in the minutes of their first committee meeting: trail signage, advertising HOA assets, possibility of Facebook page, and problem areas in the equestrian trails.
 - ACB:** No report



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ASSOCIATION

New Business Items	Assigned Director	Agenda Topics
	President – Ryan Oatts	Committee Formation – Executive, CC&R/Bylaws – Ryan Oatts motion to appoint Jack Cox to chair CCR committee and authorize him to seek and acquire legal assistance. Mike Butterworth second. Vote to approve 5/0/0
	President – Ryan Oatts	PO Requests & Bid Proposal & Reserve work plan – Discussion ensued Doug Oliver motion to approve PO's dated 1/2, 1/8, 1/11, and 1/12 of 2018. Ryan Oatts second. Vote to approve 5/0/0
	President – Ryan Oatts	Spring Festival 2018 – was discussed in events committee report – no further discussion
	Mike Butterworth – Treasurer	Reserve Contribution for 2018
	Mike Butterworth – Treasurer	Portable Toilets – discussed as part of tree committee report. No further action taken

Meeting Adjourned 8:25pm

X

Doug Oliver
CCLTOA Vice President/Secretary