



Meeting Minutes

Meeting Name:	Open Board Meeting		
Date:	05/30/2018	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 - Jay Brands			

Approval of Prior Minutes: April 19, 2018 Meeting Minutes

Open Forum:

Marty – Lot 824 Objection to the roundabout at Littlejohn and Copper Cove, and the way it was done. Mary from the ACB asked to speak, defending the roundabout and process by which it passed the Board of Directors. Ryan Oatts and Doug Oliver, (President and Vice President, respectively) stated that the Members had been notified.

David Kilgore asked for permission to use Black Creek CC for defense training of CDCR officers from Sierra Conservation Center (aka Jamestown State Prison). Ryan Oatts will contact David Kilgore.

The owner of Lot 310 made a positive statement, thanking the Board for the roundabout. It was being done for safety. Castle & Cook need a second entrance and egress. It is also more efficient.

Elaine – Lot 1775 Elaine added her approval of the roundabout, citing safety and other reasons.

Director Reports:

Treasurer Mike Butterworth discussed the ability for Members to access the CCA confidential financial statements on SAC Web, the CID Consortium website. He then showed the financial statements using power point on the new computer CCA had purchased for that use. He covered more of the important financial points.

Present Ryan Oatts noted that CID sends a check to the reserve fund every month. Butterworth added that the amount was \$5,000/month.

Director Jack Cox stated that CCA is the largest HOA in Calaveras County, adding that it is necessary to have a manager for this size HOA.

Secretary Jay Brands reviewed some of the important goals that had been reached during the last 6 months. He added that having the increased participation of the members would strengthen CCA. We need their input.



Director Jack Cox discussed the importance of continued CCA communication with the members, and from the members. Supervisor Mills had requested and gotten the County to repave Little John Road from Copper Cove to Moccasin.

Jack said that we have proposals from two law firms to rewrite the CC&R's and By-Laws. They are both highly informed on HOA law. The Board will be interviewing them. The Members will be asked for their input at special called meetings, before the documents are presented to the CCA members for a vote. They must be passed with a 50% + 1 majority of the members of the CCA. He asked that the members send us their ideas.

Treasurer Mike Butterworth pointed out the savings in mailing costs by using email to send information to the members.

Office Report: None

Maintenance Report:

Aaron Green reported that on the Memorial Day weekend at Kiva, there were about 100 boats launched on Saturday, over 150 on Sunday, and 65 on Monday. He was there all three days. The Card Reader had been damaged and would be replaced at the owner's expense. The previously damaged gate is bent and will be repaired in the next week.

A member stated that Black Creek looks great, with the improvements made in the last few months. Aaron told the Members that there is now new footing in the horse arena.

Committee Reports:

Kiva Committee: For now, there is no Kiva Committee in place, so Aaron Green asked the Members to call him with any issues there.

Event Committee: Melinda Geisness reported on the July 14th summer ("Hill Billy") BBQ.

Equine Committee: No Report.

ACB Committee: Lynda Riga requested a waiver from the Board for an addition to her home. It was determined that the request met most criteria, and it was granted by the Board.

New Business Items	Assigned Director	Agenda Topics
	President - Ryan Oatts	Kiva Rules: Ryan moved that the Kiva rules be mailed to the Members. Doug Oliver seconded the motion, Approved 5-0.
	President – Ryan Oatts	Volunteer App for the ACB Committee was approved on a motion by Jack Cox, seconded by Ryan Oatts, Approved 5-0



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ASSOCIATION

	Director – Jack Cox	Advertisement of website will be paid for and will not interfere with the information viewed on the website.
	Director – Jack Cox	New Signs - Jack made a motion to install a permanent sign for CCA on the corner of Black Creek and Copper Cove. The motion was tabled until the next meeting, with the understanding that it would cost \$500 or less
	Director – Jack Cox	24/7 Emergency contact system was discussed the need for the Members to have an emergency contact system for Members of CCA to reach the Office in an emergency. The email contact for those situations is emergency@cca.org

Meeting Adjourned 7:35 pm

X

Jay Brands
Copper Cove Association Secretary