



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
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Board Meeting **16 February 2012**

Present: President Grant West, Vice President Doug Rockey, Treasurer Rob Adamson, Secretary Lisa Boltzen & Director/2nd Vice President LeRoy Lopez

Also: Office Staff Donna de Blauw & Stacy Halstead

Members Present: 13

Meeting Called to Order at 6:03pm

Consent Agenda:

1) Minutes of Prior Meetings

- a) Executive Session Minutes January 17th 2012
- b) Study Session Minutes January 17th 2012
- c) Board Meeting January 19th 2012

Motion to Approve Minutes of Prior Meetings, approved 5-0.

2) Treasurer's Report

Operating fund-\$194,669.92

Reserve fund-\$269,341.59

A/R-\$223,672.71

Committee Reports:

- a) **ACB Report-** Since the last board meeting the Committee approved one garage.
- b) **Maintenance Report-** Rich Duncan was not present.
- c) **Kiva Committee-** Ray Belluomini the Committee's new chairperson. On February 7th the committee had a meeting. Grant was kind enough to find a bulletin board for the Kiva; he found one online for a really cheap price. Ray is concerned with leaving the new bulletin board out year round because he is worried about possible vandalism. Ray is concerned about swimmers swimming outside of the swim area.
- d) **Tree Committee-** The following is a presentation that the Committee Chairperson, John Howsden, wrote up: In the three years the Tree Committee has been in existence we have planted sixty shade trees. In the process we shoveled over fourteen yards of top soil, laid 1,500 feet of irrigation pipe and installed eight battery operated water timers throughout the park. All the trees are healthy and appear happy. The trees will be staked with eight foot wooden poles and water wells have been built around the trees to ensure deep water soaking. All the newly installed timers have been outfitted with fresh batteries and programmed to automatically water the trees. The sprinkler heads hooked up to the timers have been adjusted to accommodate the forty pounds of water pressure provided by the well. Throughout the process, all trees, water timers and irrigation pipes were photographed. The



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photographs were placed on a CD and stored in the Tree Committee file along with maps documenting measurements and locations. A running log of expenses, backed up with receipts, has been kept and will be given to the Board for their inspection and approval. This year the Tree Committee was allocated three thousand dollars, of which we used \$2,858.61. With the planting of this last phase, the Tree Committee has fulfilled all the goals of the master plan that the Board approved in 2009.

- e) **Events Committee-** Dianna Lopez, Committee Chairperson, there were 205 people total that attended the Valentine's Day Dance. People enjoyed the lights in Black Creek Hall so much that those who have rented the hall after the event have request to leave the lights up. Also, the arch was provided by Lorraine's husband Dennis who built the entire arch himself. Dianna thanked all the volunteers that helped with the Valentine's Day dance. The Committee is now working on the Easter Egg Hunt and are seeking donations. Dianna received a call from Lowe's and the BBQ's will be in on April 12th.

Old Business:

- a) **Tractor Shed Lighting-** The board received 3 bids to install lighting in the new shed at Black Creek. Doug offered to install lighting himself, rather than paying an electrician to do the work.
- b) **Kiva Launch Ramp-** The Board is considering a bid from a local contractor, the bid includes all permits required. Motion to approve Caywood Construction as contractor with Jack Wilson as second contractor listed. **Approved 5-0.**

New Business:

- a) **2012 Legal Updates-** Lisa informed the members of the seminar that she and LeRoy attended. Lisa also educated the members on some of the new 2012 legal updates.
- b) **Fitness Center Bids-** The Board received more bids that are current bids that outline the needed scope of work to be done. **Tabled**
- c) **Door King Service Fee-** Door King is a program that the office uses to program gate transmitter to CCLTOA gates. Board discussed the purpose of Door King and why it is needed. Board agreed to the annual service fee as opposed to the monthly.
- d) **Member Suggestion-** Noise nuisance clause issue. Member is gathering information to provide suggestion to the Board of Directors. A mention of the topic will be provided in the next newsletter.
- e) **ACB Request-** The ACB Committee has requested to seat Renee Irwin and Stacy Halstead to the ACB Committee. The Board is concerned with seating Stacy on the Committee on a permanent basis. Motion to approve Renee Irwin to the ACB & to approve Stacy Halstead to the ACB on an as needed basis. **Approved 5-0.**
- f) **Kiva Committee Request-** Ray Belluomini is proposed to be the Committee's new Chairperson. Motion to approve Kiva Committee request. **Approved 5-0.**
- g) **Changing Echo's-** Has requested to use the Hall for their annual Alumni Picnic. They have used it in the past without problem. Stacy has also contacted them and let them know about the rental fee and they are ok with paying it. Motion to approve Changing Echo's to use the hall. **Approved 5-0.**



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- h) **Review of Committee Purchases vs. Operating Budget items-** Lisa spoke in brief regarding line item and just wanted to clarify the difference between them.
- i) **Closure of Outside Bathrooms-** The Board discussed possibly putting a port-a-potty near the play ground. The Board also discussed other options but at this time is unclear as to which direction the Board wants to go in. **Tabled.**

Community Concerns:

- a) **Member Email Concern-** LeRoy is not a paid employee; he is a volunteer as he serves on the Board of Directors.
- b) **Committee Clarification-** The Boards sets the Operating Budget and the Board also approves all spending done by each committee member. The Board has and always been knowingly aware of each committees spending.

Meeting Adjourned at 7:20pm

Lisa Boltzen-CCLTOA Secretary