



## 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  
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### **Board Meeting**

**15 March 2012**

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

**Also:** Office Staff Donna de Blauw

**Members Present:** 13

***Meeting Called to Order at 6:05pm***

#### **Consent Agenda:**

##### **1) Minutes of Prior Meetings**

- a) Executive Session Minutes February 14th 2012
- b) Study Session Minutes February 14th 2012
- c) Board Meeting February 16th 2012

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

##### **2) Treasurer's Report**

**Operating fund-\$194,669.96**

**Reserve fund-\$269,341.59**

**Accounts Receivable-\$223,672.71**

#### **Committee Reports:**

- a) **ACB Report-** 1 Concrete pad and 1 Fence has been approved since the last Board Meeting.
- b) **Maintenance Report-** Electric box going in-welding at Kiva on railing-vandalism problem is ongoing. Current water heater is pretty small. Richard is researching on-demand water heaters. \$189 is price for each; 4 units for each sink are needed. Kubota tractor will have a full check-up, which hasn't been done in awhile. Brakes on the Ford truck have been replaced.
- c) **Events Committee-** Easter Egg Hunt-donations are coming in. The committee has 4,000 plastic eggs to stuff. The committee will be stuffing the eggs on April 3<sup>rd</sup> at 6pm. Donations started 3 years ago. We get about \$350. Church donations were made and the association received 20 large baskets. Valentines Dance was \$52.16 under budget. Also the Committee returned \$326 from last year's Easter Egg Hunt.
- d) **Kiva Committee-** Ray Belluomini which is the Committees Chairperson-No meeting last month Department of Boating information came in. Kiva BBQ is part of the Pot-Luck. Kiva had a table set on fire and the retaining wall has been an ongoing problem. All problems were addressed and fixed.
- e) **Tree Committee-** Walked with Rich for approval. The Committee spent \$2,628.11 and returned \$371.89. Tree Committee is now dis-banded.

#### **Old Business:**

- a) **Fitness Center Expansion-** The Association received 4 bids all were between \$4,200 and \$4,900. Hours to be expanded as well as the center itself. Stacy the Office Assistant researched keyless entry systems that could sustain enough programmable codes to meet our needs. She found one system priced at \$586 comes with



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camera but does require a monthly subscription for monitoring the key codes entered, which is priced at \$8.99 a month. The Board hopes to get the Fitness Center opened from 5am to 9pm but only Monday thru Friday.

### ***Tabled***

- b) **Incorporation of County Laws into By-Laws (Nuisance Ordinance)**- Member would be contacted regarding complaints of noise. There is a 17 page draft under consideration by County for noise ordinance. Notice will be friendly. Recent \$500 fine was issue by the County to a homeowner in our Association. ***Tabled.***

### **New Business:**

- a) **Calaveras American Little League Request to use Black Creek Ballfield**- Little League has used the Ballfield in the past and since then the Association has had no problems with them using it. During the time C.A.L.L use our facilities they provide light maintenance on the field and dugouts. ***Motion to approve Calaveras American Little League-Approved, 5-0.***
- b) **Removal of ACB Member**- Marianne Reichenbach has moved. ***Motion to approve removal of ACB member Marilyn R.-approved, 5-0.***
- c) **Sign at Kiva-Notice to Non-Members and/or Guests**- There was a request from a Board Member to put two signs at Kiva, informing members and/or their guests that a \$20 launch fee required of them while launch a vessel that is not displaying a current boat decal. ***Motion to approve signs- approved 5-0.***
- d) **Maintenance Request for Signs**- Request from Rich for signs that reminds member to clean up after the dog. ***Motion to approve signs-approved, 5-0.***
- e) **Secretary of State Documents**- Agent for Service of Process will be changed to Donna de Blauw. ***Motion to approve Donna as Agent of Process- approved, 5-0.***
- f) **CPA Choice**- *Tabled due to quotes/proposals not yet received.*
- g) **Reserve Study Update Requirements**- *Tabled till fall of 2012.*
- h) **Retaining a New Attorney**- Current attorney has been over billing the association due to conflict of interest with some of CCLTOA's members. The Board has been in contact with Adam & Kessler. The Association has never had problems with them in the past. Members are not authorized to contact the Associations attorney. Individual Board Members do not contact the Associations attorney unless it has been Board approved. ***Motion to approve retaining Adam & Kessler as Associations Attorney-approved, 5-0.***
- i) **Line Dance Group**- Teacher informed she must pay for hall if she rents on a Saturday; she has also been informed that she must clean up the hall after her Saturday event, to receive her deposit back. The instructor does receive donations of \$3 per person. ***Motion to approve to charge Line Dancing Instructor-approved, 5-0.***
- j) **Kiva Orientation**- Lisa and LeRoy coordinating Kiva Orientation for May 1<sup>st</sup>.
- k) **Attorney to Address to Membership**- Declined by the Board.
- l) **Amendment to Fee Schedule for Third Boat Decal**- No changes to be made, current fees will stand.
- m) **Date of Next Newsletter to Include Financials**- Lisa will provide financial comment for upcoming Newsletter.

### **Open Forum:**

**0671-Gause**- ACB letter that went out; does the entire ACB review the letters before they go out? He put up a round pen and feels the ACB board is over-extending their boundaries. He sent an email to Stacy in the Office, which was forwarded to all the ACB members. Kevin feels discriminated against. The round pen is mobile, not a permanent structure. The Board of Directors is the ones to contact for appeal. Kevin contests the issue.



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**Treasurer Rob Adamson lot 2037-** He addressed the membership regarding the embezzlement. The Board relied on the budget. High expenses were noted. Board Members requested documents that were not produced, so they contacted banks and found discrepancies. Heather said it was a mistake. She produced credit cards that Board Members had no knowledge of. Concerns were expressed over credit cards. CPA commented she was surprised it was discovered because with direct deposit, there is no paper trail.

**1965-Whitley-** What is the status of the Thompson lawsuit? Advice of Detective and insurance agent was relied on. Next hearing is scheduled for April 4<sup>th</sup>, still pending. Update to be put into Newsletter, when court is over with.

**Meeting Adjourned at 7:58pm**

X   
Lisa Boltzen-CCLTOA Secretary