



## 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  
Email: [ccltoa@caltel.com](mailto:ccltoa@caltel.com)

### **Board Meeting** **19 April 2012**

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

**Also:** Office Staff Stacy Halstead

**Absent:** Treasurer Rob Adamson

**Members Present:** 14

***Meeting Called to Order at 6:00 pm***

#### **Consent Agenda:**

- 1) **Minutes of Prior Meetings:** Approved on basis with appropriate changes.
  - a) Executive Session Minutes May 17 2012
  - b) Study Session Minutes May 17 2012
  - c) Board Meeting May 17 2012

Minutes Approved with appropriate changes submitted by Board of Directors - **5-0 approved.**

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

- a) Total Operating Funds: \$254,914.64
- b) Total Reserve Funds: \$524,347.38
- c) Total Accounts Receivable: \$94,015.11

#### **Committee Reports:**

- a) **ACB Report-** Not much going on.
- b) **Maintenance Report-** Alfred will be out for another 8 months. The vandalism is still continuing and increasing. Looking into security cameras. Dogs at Kiva are a continuing problem. Rich can write fines as he has done it before. Tagging is going on in the outside restrooms, picnic area & basketball court at Black Creek Park. Kiva has new "watch your step" signs. The shop has received new gutters.
- c) **Events Committee-** Next event is the Flea Market which is dated 6/9/2012. Sometimes Parks & Rec's flea market overlaps, so the Events Committee has switched the date from last year.
- d) **Kiva Committee-** Ray Belluomini – Had a meeting on April 5<sup>th</sup>. May 7<sup>th</sup> the new bulletin board at Kiva will be up. Life jackets will be donated and kept in the Kiva guard shack.

#### **Old Business:**

- a) **Entry for Fitness Center-** Trying to open the fitness center at 5am and closing time would be 10pm. Working on cameras that could monitor who enters at what time. If they forget to lock the door, it can be done remotely from any Board Members PC or Smartphone or even from the office computers. Total cost for all which includes the lock, cameras and monitoring system: \$704. No price yet on outdoor cameras. Rich can install the cameras which will be located indoors. Fitness Center will not be opened on weekends. ***Motion to approve purchase of Lock, Cameras & Monitoring System, 5-0 Approved.***



## 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  
Email: [ccltoa@caltel.com](mailto:ccltoa@caltel.com)

- b) **Incorporation of County Laws into By-Laws (Nuisance Ordinance)**- A lot of things changed since 1969. We can at least keep our By-Law's in check with County Ordinances. We have no way of enforcing, so office will continue to forward complaints to County Code Compliance.

### New Business:

- a) **Request to Use Hall on June 11-15 for Kids' Camp**- A request was submitted from a homeowner, Time Reed lot 0911, who spearheads the annual Kids' Camp. The request is to use the Hall from Monday the 11<sup>th</sup> of June to Friday the 15<sup>th</sup> of June. Most of the time is spent outdoors, which is low impact of the Hall and will not conflict with any current activities on calendar. He has also requested the hall rental fee be waived. **Motion to approve use of Hall at no cost, 5-0 Approved.**
- b) **Appoint Inspector of Elections**- Tabled, Renee was absent.
- c) **Closing of Nominations**- Closing of Nominations via email is set at 4pm. In person Nominations will be at the end of the Board Meeting on 5/17. **Motion to approve Closing of Nominations time 5-0 approved.**
- d) **Candidate Filing Form-Stricken from Agenda**
- e) **ACB Request to Change Meeting Time**- A request was submitted from the ACB Chairperson to change the meeting time from 9:30am to 9am. It is a 30 day rule change, and announcement of time change will be included in the upcoming newsletter. **Motion to approved ACB meeting time change, 5-0 Approved.**
- f) **Board Member Recruiting- Stricken from Agenda**
- g) **Maintenance Request**- Request from Rich to re-open Pine Alley or Mike's Mowers. Not necessary to have a credit card, an accounts receivable account is better. Fewer accounts is preferable. Rich can ask Grant when something is needed, so he can get it ordered. LeRoy will take responsibility for debit card. **Motion to Approve, 0-5 Denied.**
- h) **Bids for Restroom Handicap Access**- LeRoy received 3 bids from 3 different contractors. There was a hiccup with ADA requirements, which would add a huge expense. LeRoy will check with County for requirements. **Tabled**
- i) **Department of Boating and Waterways Grant Application**- Donna has submitted an application for grant funds for Kiva Boat Ramp improvement through the Department of Boating and Waterways. It will take about 8 months to get approval.
- j) **Flexing Board Meeting Dates & Times**- Board likes their weekends. Meeting days and times will be kept at every 3<sup>rd</sup> Thursday.
- k) **55-Gallon Drums for Outdoor Trash**- Two garbage cans a week are being ruined. If any members have drums, please bring them in if they are not needed. If vandalism is seen, please report it to the local sheriff's Department.
- l) **Black Creek Hall Protocol**-
- Hall Rental Tours**- Stacy is usually the person who conducts the tours for the homeowners renting the hall. On Mondays, Rich finds things left unclean or undone. It would be good to have Rich involved with the hall walk-through/tours.
  - Card Room, Chair Closet & Stove Security**- Incidents with the card room have occurred. Card room contact person will get a copy of the key to the card room.
- m) **Reserve Contribution for 2012 per Budget Approval**- Each year the Board Members delegate a dollar amount to contribute to the reserve fund. \$77,200.00 will be transferred to reserve account. **Motion to approve transfer, 5-0 approved.**



## 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  
Email: [ccltoa@caltel.com](mailto:ccltoa@caltel.com)

### Community Concerns:

\$26,556.60 draft will be received from the Association's insurance company.

- a) **Case Dismissal**- Rich thanked the Board for their diligence and shared that other members would not get away with similar actions.
- b) **New CPA- Motion to approve New CPA, 5-0 approved**

### Open Forum:

**Contreras**- She feels K. Gause turned last form into ACB Meeting. Julie received threatening calls. Correspondence will be on behalf of all ACB Committee Members without signature. Violations based on CC&R's. She read letter sent to K. Gause, she doesn't feel letter was threatening in nature. Then K. Gause response was read. ACB is a thankless job. Grant apologized to Lorraine.

**Holsteen**- Inquired about Fitness Center being opened on weekends. The Board informed the member that the Fitness Center cannot be opened on weekends due to hall rentals going on. Member wants to bring Zumba class into the hall. Board requested a proposal with more detail.

**Speed Lot #0418**- Issues with gym; she wants it opened on Saturdays. She suggests being closed one day during the week. Actions are made for protection. Needs of many outweigh the needs of a few. Having the office opened on Saturdays would cost too much. A survey could be done to determine need, or a possible petition.

*Meeting Adjourned at 7:28pm*

X   
Lisa Boltzen-CCLTOA Secretary