



## Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive  
Copperopolis, CA 95228  
Website: [www.ccltoa.org](http://www.ccltoa.org)

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### Board Meeting 17 May 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:

- a) Executive Session Minutes April 17, 2012
- b) Study Session Minutes April 17, 2012
- c) Board Meeting April 19, 2012

##### 2) Treasurer's Report

- a) Operating balance \$273,839.02.
- b) Reserve funds \$269,483.05.
- c) Total Accounts Receivable \$80,217.82.

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

**CPA Presentation-** Cathy Gatewood defined a financial review. The only change was to depreciations. She walked the board and members present through the financial review that she provided the association. Doug asked, "now that the association received a check from the insurance provider where should the funds be put into considering the funds were taken from 2011 fiscal year's budget"? Cathy will be providing office staff with journal entries. Cathy elaborated on Reserve Funds being moved for CDs that are closed.

#### Committee Reports:

- a) **ACB Report-** Home based business and 1 carport was submitted.
- b) **Maintenance Report-** Kiva staff has started May 11. Rich is still looking for 55 gallon drums. The hall is in good shape. Rich will be working on the new shed to accommodate new barbeques.
- c) **Events Committee Report-** Dianna Lopez: event chairperson- Flea market will be held June 9. All booths inside are already sold. The Event committee discussed 4<sup>th</sup> of July menu. Water slides are reserved. Events committee would like help from parents to help keep slides safe. Board allocates funds to Easter egg hunt but it's open to the community as a whole. Dianna Lopez asked for donations from local businesses. With last year's left over funds, the event committee was able to purchase 2 barbeques, chair rack and shade cover. The committee really needs more volunteers.
- d) **Kiva Committee Report-** No meeting this month. Chairperson, Ray Belluomini not present tonight.

#### Old Business:

- a) **Appoint Inspectors of Elections-** Renee Irwin (lot #8A105), appointed election inspector. **5-0 approved.** John Howsden and Julie Eggert appointed on election committee. **5-0 approved.**
- b) **Handicap Revision for Bathrooms-** Leroy had asked John Endsley to draw up plans and cost. John was present to present the plans and cost for the bathrooms for both men and women. The women's bathroom is very easy to



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do. A permit with the county is required. For both the men and women's cost would be \$1725-\$180+\$250.  
Approved for structure remodel. **5-0 Approved.**

### New Business:

- a) **CPA Presentation**- see above.
- b) **Snack Shack for Ball field**- for the past 4-5 years the board has tried to get a snack shack for the field. Ideas have been proposed to raise money for the funds to build the snack shack. All materials will be volunteered and/or donated. **Tabled.**
- c) **Change Propane Vendor**- Leroy shopped around for a better propane rates. Currently Amerigas is charging CCLTOA \$3.07 a gallon and they now have sent us a quote of \$1.72 per gallon. Motion to stay with Amerigas. **5-0 Approved.**
- d) **Kiva's 1<sup>st</sup> Committee Proposal**- 8/04/2012 Annual Kiva Mixer & Hose-off Station. **Hose off station & 8/4/2012 Kiva mixer approved 5-0.**
- e) **Kiva's 2<sup>nd</sup> Committee Proposal**- Doggie waste station. **Denied, 5-0**

### Community Concerns:

- a) **Senate Bill 150**- Board supplied members with Senate Bill. Some homeowners went to the previous Board of Supervisors meeting at County and tried to help restrict short term rentals in CCLTOA.

President Grant West announced current 2012 Board of Director candidates who have submitted a filing form.

**Close of Nominations-7:10 pm.**

### Open Forum:

**(Renee Irwin lot 8A105)**- letterhead emailed for the purpose of sending letters to homeowners from ACB and elections. CC when letter goes from ACB. No CC when letter goes to homeowner from election committee.

**(Meyer lot 1075)** feels that Julie on the Election committee is "not good" because she is biased towards him. He spoke with District Attorney, Barbara Yook who has confirmed that Lisa Boltzen can still be prosecuted for Grand Theft from 2009. He was told that the matter can be investigated and if they determine that a crime has been committed that Ms. Boltzen could be arrested and the matter would be turned over to the District Attorney's office for prosecution. Meyers told her to step down and resign. Lisa said she would not step down or resign. Doug informed members present that Meyer has contacted the association's attorney numerous times which has caused numerous bills in the thousands and forced the association to change attorneys.

**Meeting Adjourned at 7:40 pm**

  
Lisa Boltzen-CCLTOA Secretary