



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
Copperopolis, CA 95228
Website: www.ccltoa.org

Phone: (209) 785-2688
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Board Meeting

21 June 2012

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

Minutes taken by: Office Manager Stacy Halstead

Members Present: 14

Meeting Called to Order at 6:00 pm

Consent Agenda:

1) Minutes of Prior Meetings:

- a) Study Session Minutes May 15, 2012
- b) Board Meeting May 17, 2012
- c) Executive Session Minutes May 14, 201

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

2) Treasurer's Report

- a) Operating balance \$252,484.51.
- b) Reserve funds \$269,530.23
- c) Total Accounts Receivable \$74,369.41.

Committee Reports:

- a) **ACB Report-** 2 solar panels, 1 deck and 1 fence were approved.
- b) **Maintenance Report-** Did put up shade cover over the playground at Black Creek Park. Rich did purchase a new cell phone which would provide him a service when contacting office staff or when documenting incident reports. Rich has a new maintenance helper who is relieving Rich enough to allow for him to accomplish much more.
- c) **Events Committee Report-** Dianna Lopez Event Committee chair- had the Annual Flea Market. She is working on her financial report. Fourth of July is being held July 7th. Carne Asada is the main dish to be served. Snow cone machines, water slides and a lot of fun activities for all CCLTOA members and their families. Always seeking volunteers on the committee.
- d) **Kiva Committee Report-** Renee Irwin committee member- The bulletin board is up at the Kiva. Ray is working on installing a shower for members to rinse off before getting into their cars. The shower will be installed on the left side of the women's bathroom. There are some concerns as to the location set up which might conflict with pedestrians.

Old Business:

- a) **Overnight Dock Rental for Weekends-** Previously proposed from Kiva Committee which was then tabled. For a fee of \$30.00 association members could secure a boat slip. In order to reserve the slip it must be done before 5:00pm Friday of the same week (for Friday night, Saturday night or Sunday night excluding Memorial Day, 4th of July and Labor Day). The rental will be from 9:00pm to 6:00am. Motion to approve overnight dock rentals.

Approved 5-0



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New Business:

- a) **Move \$28,080 from Reserve to Operating Account**-When paid the contractor for boat ramp resurfacing Funds came from the operating account so the money needs to be moved from the reserves to operating.
- b) **Annual Meeting Lunch 8/18/12**- LeRoy would like to bring back the luncheon portion of the Annual Membership meeting as CCLTOA has done in the past. Stacy has been budgeting money from Board meeting funds very well with the help from Dianna Lopez saving and freezing cookies. The line item will have funds left by end of year, so \$500.00 can be spent for luncheon on 8/18/12 for the annual meeting. Motion to approve.
Approved 5-0.
- c) **No Smoking Sign for Kiva**-Member's have been complaining about smoking at Kiva. Smoking area will be imposed at Kiva. No need to make a motion to approve.

Meet the Candidates Forum-Question & Answers:

Renee introduced this portion of the meeting to the members present. The candidates were introduced in alphabetical order.

- a) **LeRoy Lopez**- was appointed last September when a past member resigned. LeRoy was able to be point person for office staff. He has been able to lower cost with propane. He also helped to decrease expense by purchasing a new copy machine. In 1 year the copier will pay for itself and will save the Association \$9,000.00 per year thereafter. He also helped in resurfacing the Kiva boat ramp with 1" concrete grooved cement. Also he has gotten both male and female bathrooms remodeled to provide wheel chair access. LeRoy was a very proactive member in the investigation in order to recoup lost funds. LeRoy wants to get more shade at Kiva and extend the launch ramp. Rob feels he is a valued asset to the board and would like to see him continue on the board.
- b) **Art Roberts**- His interest is for the members and would like to help improve it. In the past few years it has been in bad shape. Monies have come and gone. The Association has gone through numerous attorneys and doesn't know why. He feels unprivileged to that information. The Association's new attorney is Deon Stein. Member Doug Rocky had a question but Art will not answer his question. Rob has only served for 6-8 months and feels the day to day minutia is from a small group of people and doesn't know why. He might not agree with everyone but he tries to help who he can, like how he tried to help the Radcliff's and Gutmans.
- c) **Patrick Storey**- has lived here since 1990 and has raised 3 sons here but things have changed. Privileges have been lost and he would like to be on the board to help keep the Association positive and the way it was when he moved here and had more privileges. What is eroding the Association are some homeowners that have petitioned to disband the Association and bankrupt it. He has been married for 31 years. Art Roberts asked him if he was aware of the Tuscany Hills Project program in which the county wants to redevelop this area. He asked Patrick Storey how he felt about that. The answer was absolutely he does not care for it. Question: Are you aware the county is raising taxes from \$130.00 to \$170.00 to do landfill. How would you handle that? Answer: Keep HOA dues down and tax monies out of county official's pocket.
- d) **Thomas Meyer**-not present.

Open Forum:

This time is set aside from the business portion of the meeting for attending owners to voice their questions and concerns.



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Rocky Lot 145 -Joined the board, recently in 4 days has been with the FBI, ATF and sheriff's dept. Also included is the news media. He has opened a business selling guns. Recently a candidate has contacted some officials saying he has been illegally selling them. Due to this he might lose his opportunity to have his own home based business. The candidate is a lawyer and has a petition to disband or to dissolve the Association. Also the candidate's wife accused Rocky's wife of giving special privileges at the session. She is a massage therapist and has been for 30 years.

Pamela Barrett Lot 0990- She has came to the park a lot. She would like to say that the park and Kiva looks great and would like to give Rich a big Kudos.

Lynn Brousseau Lot 90- Appreciate all that the board does and is glad someone is watching over the Kiva staff and is glad we have someone on payroll like Rich.

Tom Boltzen Lot 520- He was hoping Mr. Meyer would be present. Mr. Meyer you have abused your profession as an attorney to intimidate, slander and taunt members of the Board, committees and staff, with absolutely no facts in your twisted lies. I am sick of the lies that you have spread about my wife, the Board approved the expenses in 2009... it's in the minutes. She was re-elected to the Board by the vote of our community. You disgust me with your lies of adultery, just because my wife is the only female on the Board does not give you the right to falsely accuse her of having an affair with Grant or anyone else. I question your ability to run for the Board, knowing that you have started a petition to dissolve the very HOA that you expect to run for. We can see that you have zero ethics. Since you moved to Copperopolis just over a year ago, every single homeowner has incurred over \$2500 in fees, due to your unauthorized contact with our HOA attorney, false insurance claims and CPA. We have been dropped by several of our vendors directly due to your conduct. I believe that we will only see our fees rise even higher if you are seated to the Board. I see that since moving here you have done nothing other than bash your neighbors and pick apart our community that has managed for over 40 years without you. Unit 8A that you refer to as "the trailer park full of felons" happens to have over 200 members that are in "good standing". These members are retired folks and hard working families. They pay their dues. Your poor attitude of our community shows just how you will conduct yourself if seated to the Board. You incite hate and have no desire to follow the democratic majority. You are looking for nothing but trouble. If you are so unhappy here why did you move here? Did you get run out of town by your last community? I am sure with the support of our community, we will shut you up for good by not giving you our votes.

Lisa Boltzen Lot 520-Boltzen- Since it is time once again for us to elect two new Directors to serve on our Board. I have been processing the reasons an individual may want to serve on the Board and what it means for each of you in our community. I have been a full-time resident of Copperopolis for almost 9 years. I have seen many, many improvements to our common areas and a willingness of past and present Board members that take interest by listening to our member's concerns and needs. I have served for several terms since 2006 and have gained an awareness to know, that with a united Board, the Board can maintain its function and be productive. We do not always have to agree with each other but regardless of our opinions the Board has always supported the majority vote without harboring any negative feelings with that we are not stagnant but always moving ahead with the business at hand. Productive directors past and present are instrumental in bringing positive things to our community. For instance: The Annual Community Easter Egg



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Hunt was started with Barbara Storey as a young mom who wanted more for the kids in our community, the late Ray Swiley, along with Gary Whittely, took on the task of improving our park & Kiva, by adding a playground, picnic tables and Barbeques, they built the covering of our group barbeque area and the walking bridge too. Doug Rockey has volunteered hours and hours of his time at the Kiva, assisted in getting shade over the playground; he along with Kevin Gause, Jack Forkner and many other volunteers formed a committee, who worked long and hard to open the P&E trails. Grant West has given us the ability to again access to the Kiva 24 hours a day and also came up with cost saving ideas to keep from raising our dues. Rob Adamson, LeRoy Lopez and I were instrumental in assisting the Board by getting the financial information that lead to the discovery of theft of HOA funds. Rob also has provided his ideas to reduce costs and create a member friendly Kiva. While I served on the Board in 2008 & 2009, I worked diligently for months to locate and acquire fitness equipment so that the CCLTOA had its own fitness center located on our common area. I also assisted in the planning and building of the covered picnic areas now enjoyed by those that use the park. The improved Kiva launch ramp was coordinated and overseen daily by LeRoy Lopez. We now have an improved parking area, plenty of trees for shade and the many events here at Black Creek that we enjoy as a community. We have wonderful volunteers like Diana Lopez, Julie Eggert, Renee Irwin, Barbara Whittley, Lorraine Contreras and John Howsden to name a few. These people continue to contribute by serving on our much needed committees. If you take a good look around, you will see all that we get for our dues and it is awesome! All of these improvements are because we have voted in directors that have the desire to serve their community to benefit everyone not just a few. When considering who to vote to the Board, please consider what their track record is, if you don't know ask someone who does. Thank you.

Adamson Lot 2037- After hearing what he just heard he would be a lot more pissed off than what Tom Boltzen is displaying. He feels the board needs rational members and that this Association is not or does not belong to just 5 members. It belongs to 2,031 people. Being a board member is more than once a month. It is imperative you elect a person that understands how to be rational and a team player. Every correspondence from the Meyer's is malicious and attacking.

West Lot @155- The current board did not build this Association. It has been here since 1969. Question for the Election Committee: Tom Meyer has been circulating a petition that has since been closed since 3/28/2012 but has recently passed it along to a vendor of ours, is he still a legal candidate and is he still qualified to run?

Answer: Renee Inspector of Elections says she has been researching the qualifications to be a candidate and there are only 2 qualifications that need to be met. They are 1) must be a member and 2) must be a member in good standing. It was also suggested by someone that at the time of candidacy to sign a code of ethics.

Meeting Adjourned at 7:35 pm

X 
Lisa Boltzen-CCLTOA Secretary