



Copper Cove at Lake Tulloch Owners' Association

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

(209) 785-2688
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Annual Meeting

18 August 2012

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

Also Present: Stacy Halstead, Office Manager

30 Memberships were represented at the Annual Meeting

- I. *Meeting Called to Order at: 10:05am*
- II. Pledge of Allegiance- Led by Board President, Grant West.
- III. Board Roll Call - All Board of Directors present and accounted for.
- IV. Proof of quorum-459 ballots was required for Quorum. Election Committee received 551 ballots by August 08, 2012. Quorum was met.
- V. Open Forum - George Fry: candidate for Mark Twain Health Care district.
- VI. Issues & Announcements - Lisa & Grant informed the members of as a recent item that was posted which requires some local homeowner to pay a new fee of \$150.00 only property owners with a structure would be required to pay. Those with a vacant lot would not be required to. Homeowners should be receiving a bill in the mail soon. Member's as directed to on the notice. Homeowners can write your local congressman or governor if you have any problems with this new fee.
- VII. Minutes of Prior Meetings
 - 1) 2011 Annual Membership Meeting - Lisa made a motion to approve 2011 Annual Minutes with the corrections to item #III which she has given to the office manager. Motion made approve 2011 Annual Membership Meeting minutes with correction to item III. - Passed 5-0.
- VIII. Report of officers
 - 1) Treasurer's report
 - A/R \$67,760.00
 - Total Reserve Fund \$269,580.57
 - Total Operating Fund \$200,298.81Rob also spoke about the 2012 Reserve Study that was talked about at the last board of directors meeting.
 - 2) President's Report - Grant spoke of all accomplishments that was done while he served with the current board and how well they have worked together. Grant also thanked the office staff: Stacy Halstead and Donna Davis. He also thanked the Maintenance Dept and wished Richard Duncan a speedy recovery. He ended by thanking all CCLTOA volunteers and reminded members to do the same. While volunteering sometimes the smallest thank you can mean a lot.
- IX. Election Results- Board president recessed the meeting while the Election Committee tabulated the votes. The Election Committee gave the Board President the 2012 election results.



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Board of Director's:

- LeRoy Lopez-348-*Elected*
- Tom Meyers-112-*Not Elected*
- Art Roberts-143-*Not Elected*
- Patrick Storey-327-*Elected*

By-Law Change-A:

- Yes - 423 - Passed
- No - 70
- Abstain - 23

By-Law Change-B:

- Yes - 388 - Passed
- No - 80
- Abstain - 42

Member Survey:

- Yes - 348 - Passed
- No - 112
- No opinion - 42

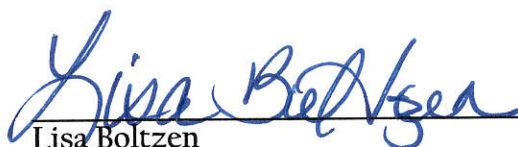
Motion made by Lisa to appoint Doug Rockey as president. Approved 5-0.

Motion made by Doug Rockey to appoint LeRoy Lopez as vice President and Patrick Storey as Director/2nd Vice President. Approved 5-0.

Lisa will remain Secretary and Rob Adamson will remain as Treasurer. Approved 5-0.

X. *Meeting Adjourned at 12:15pm*

Respectfully Submitted by,

 7-18-13

Lisa Boltzen Date

CCLTOA, Board Secretary

Approval for 2011 Annual Meeting Minutes- *Approved unanimously by the Membership.*

ANNUAL MEETING -- Saturday, August 18, 2012

Total Number of Lots	2031
Number of delinquent accounts	- 187
Number of Liens	- 8
Bank owned Foreclosures: Pursuant to the CCR's Paragraph 2. Membership is not intended for lots held merely as security for the performance of an obligation to pay money, e.g., mortgages, deeds of trust, or real estate contract purchases.	18 (Inclusive in the above 187)
TOTAL Eligible to Vote	1836
Quorum Percentage	25%
Quorum	459 Ballots
Number of Ballots Received	551
Number of Ballots Rejected (Outer envelope not signed, Received late after August 8, 2012, etc.)	17

Election of 2 Directors**Number of Votes****Outcome**

LeRoy Lopez	348	Elected
Thomas Meyer	112	Not Elected
Art Roberts	143	Not Elected
Patrick Storey	327	Elected

By-Law Changes

A. – Article III, Membership: All on title are members; & 1 vote per lot	Number of Votes	Outcome
YES	423	Passed
NO	70	
Abstain	23	
B. – Article V, Meetings of Members: Delete 10 day ballot receipt before Annual Membership Meeting	Number of Votes	Outcome
YES	388	Passed
NO	80	
Abstain	42	

Member Survey for Snack Shack

Build Snack/Shack	Number of Opinions
YES	348
NO	112
NO OPINION	42



Renee Irwin
Election Inspector



John Howsden
Election Committee



Julie Eggett
Election Committee

Ballot Information Sheet

A. Change By-Laws to read as follows:

ARTICLE III

Membership

Section 1. Classes. There shall be two (2) classes of membership in the Association, i.e., members and associate members.

Section 2. Members. Membership shall be appurtenant to lots (as the same are defined herein) in the Subdivision and all persons who become owners thereof shall, by reason of such ownership, become and hereby are made members of the Association. Members shall be limited to the owners of not less than one (1) lot (as the same is defined herein) in the Subdivision. A lot for which record title, as shown by the official records of the County, is held by more than one person, including lots held by husband and wife, and community property, and in any form of joint ownership, shall qualify as members. Members shall be those owners named on the deed of title. Members shall be required to be in good standing. In good standing means that the member is not delinquent on any dues, fees, fines or assessments on any lot owned by said member. This definition applies to all sections of the bylaws. Any complaints regarding a member being in good standing may be appealed to an Appeal Board established by the Board of Directors. (R-90)

Ownership of more than one (1) lot shall entitle the owner to all rights and privileges of membership and shall subject such owner to all the liabilities and duties thereof that are attendant to the ownership of each lot separately, provided, that the owner of more than one (1) lot shall be considered as a single member only for purposes of notice and determination of associate memberships.

Members of the Association shall be entitled to one(1) vote for each Lot owned by said Member. When more than one (1) person holds an interest in any Lot, all such persons shall be Members, although in no event shall more than one (1) vote be cast with respect to any Lot.

Section 3. Associate Members. The following shall be entitled to associate membership in the Association:

(a) The spouse not on the deed or title and/or children of a member who also have the same residence as the member;
(b) Any person who is a tenant or regular occupant of any unit in any multi-family residential building or guest house, inn or hotel facility within the subdivision. Associate members shall have no vote or right of notice of any meeting of membership, regular or special. Associate members shall not be required to pay an annual charge but shall be entitled to enjoy all the other privileges of membership, subject, however, to their observance of all rules and regulations governing the conduct of members.

(c) Associate membership shall cease automatically upon termination of the status giving rise to such membership.

B. Change By-Laws to read as follows:

ARTICLE V

Meetings of Members

Section 8. Written Ballots. All forms of written ballot distributed to members and subject to execution by those members shall contain provisions whereby the person executing has the choice between approval, disapproval, or abstention from each matter proposed. Ballots which are returned late shall not be counted for any purpose.