



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
Copperopolis, CA 95228
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Board Meeting **17 January 2013**

Present: President Doug Rockey, Vice President LeRoy Lopez, Treasurer Rob Adamson present & Secretary Lisa Boltzen

Director Pat Storey present @ 6:50pm

Also Present: Office Manager Stacy Halstead & Temporary Maintenance Supervisor Gordon Murphrey

Minutes taken by: Office Manager Stacy Halstead

Members Present: 12

Meeting Called to Order at 6:05 pm

Consent Agenda:

1) Minutes of Prior Meetings:

- a) Executive Session November 13th 2012
- b) Study Session November 13th 2012
- c) Board Meeting November 15th 2012

Motion to Approve Minutes of Prior Meetings, approved 4-0.

2) Treasurer's Report

- a) Operating balance \$ 139,749.78
- b) Reserve funds \$ 319,120.83
- c) Total Accounts Receivable \$ 301,949.19

Committee Reports:

- a) **Maintenance Report-** Gordon who is covering for Richard Duncan while he is out on workman's compensation. Painting at Kiva and trimmed Oleanders. Once that is completed he will come back to Black Creek to stain shade covering at the park. Gordon also fixed the shade covering at the park, as well as the John Deere, changed out the fuel filter and it runs much better. He will look into new commercial toilets for the outside restrooms as they are not flushing properly.
- b) **ACB Report-** Julie Eggert - One sign and a solar panel.
- c) **Events Committee Report-** Chairperson Dianna Lopez-Getting ready for the Valentines Dance on Saturday, February 9th. Voted in new member, Bonnie Carrero. Photographer is unable to come to the dance to provide homeowners photos. They have hired DJ and have decided on the menu. Still looking for volunteers for washing Easter eggs.
- d) **Kiva Committee Report-** Grant chairperson - Had a potluck last two meetings ago. Grant spoke about Tri-Dam's current mail out notification regarding public access to Lake Tulloch. They have declared a day use area on Lake Tulloch at Black Creek arm of the lake. It's only accessible via boat, no access is available by car or any availability to launch water vessels. Possibly Tri-Dam will be extending 30 day public comment response time.

Old Business:

- a) **Kiva Launch Ramp Extension-** LeRoy has laid out current boat ramp plans for all homeowners present to view. Since 2007 CCLTOA has spent over \$30K to try to extend Kiva ramp. This current plan to extend the ramp is the closest CCLTOA has come to successfully completing the project. LeRoy explained in summary what he had the



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contractors bid out for. LeRoy also explained in summary to the homeowners present how the ramp would be extended. Board discussed 3 bids they received. One from Caywood Construction, one from Jack Wilson and the third dropped out. Board explained bids to the members. Doug suggested Jack Wilson rather than Caywood Construction. Both bids are within a couple hundred dollars of each other. Motion to approve Jack Wilson as contractor for ramp extension. **Approved 3-0, 1 LeRoy abstained due to conflict of interest.**

- b) **Goose Problem at Kiva**-Board still working on goose problem at Kiva on children's swim dock. Board would like to purchase a few spike strips, that are nonharmful.

New Business:

- a) **Paul Awolana**- Tabled, as he was absent.
b) **Volunteer of the Year Award**- Tabled.
c) **Appoint Inspector of Elections for 2013**- As Renee Irwin would like to prepare for the election in advance, in chance of any conflicting rules. Renee Irwin nominated. Motion to approve Renee Irwin as Inspector of Elections. **Approved 4-0.**
d) **Appoint New Member ACB Committee**- Julie Eggert, Committee Chair would like to have the board seat Bonnie Carrero. **Approved 4-0.**

Approved 4-0.

- e) **2013 Insurance Policy Renewal**- Coverage has not changed but the premium has gone up \$2K due to a couple of claims that were made. Also due to some homeowners that made a few phone calls which raised concern with the insurance company. Informed members about Heather Van Natta's current status and CCLTOA's status.
f) **CAI Course in Association Management**- Course in Association Management to have office manager become more knowledgeable in duties. Motion to approve to allow Office Manager Stacy Halstead to enroll in CAI course for continuing education purposes. **Approved 4-0.**
g) **Cameras for Black Creek Hall**- Tabled.
h) **Storage Cabinets for Kiva**- Tabled.
i) **Association Debit Card Holder**- LeRoy informed the Board how difficult it is to purchase supplies to conduct business. Currently President Doug Rockey has the Association debit card but Doug works full-time and sometimes his time is limited for Association needs. Office will keep debit card in the office in the lock box and will get prior approval before any expenditures as well as providing all Board members a receipt of the transaction.
j) **Interest Rates at Other Financial Institutions**- Current interest rates with our reserve accounts is pitiful. LeRoy has been looking at other banks and their interest rates. Wells Fargo is .20% after a few 2-3 years it goes up to .70%. No action at this time. Tabled.

Community Concerns- None at this time.

Open Forum:

No signups.

Meeting Adjourned at 7:00pm

X


Lisa Boltzen-CCLTOA Secretary