



Copper Cove at Lake Tulloch Owners' Association

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

Phone: (209) 785-2688
Fax: (209) 785-2698
Email: ccltoa@caltel.com

Board Meeting **21 February 2013**

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

Guest Speaker: Debbie Ponte

Minutes taken by: Office Manager Stacy Halstead

Members Present: 35

Meeting Called to Order at 6:09 pm

Consent Agenda:

1) Minutes of Prior Meetings:

- a) Executive Session January 15th 2013
- b) Study Session January 15th 2013
- c) Board Meeting January 17th 2013

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

2) Treasurer's Report

- a) Operating balance \$ 226,234.99
- b) Reserve funds \$ 319,182.34
- c) Total Accounts Receivable \$ 200,778.54

Committee Reports:

- a) **Maintenance Report-** Doug updated members regarding maintenance. LeRoy informed members of current status on boat ramp.
- b) **ACB Report-** Julie Eggert - 1 sunroom, 1 shed, & 2 fences.
- c) **Events Committee Report-** Chairperson Dianna Lopez- Just finished Valentines Dinner/Dance with an attendance of 230 people. They had a meeting the following Monday and addressed a few complaints. Committee is getting ready for Easter Egg Hunt. CCLTOA receives donations from the community which is why it's open to the whole community.
- d) **Kiva Committee Report-** Grant chairperson not present - Renee- had meeting first Thursday of February. Installed new Kiva door on guard shack. Committee would like more sand. One change in the Kiva Rules proposed, an addition to rule #25. Rule would require a 30 day notice. Add to the next meeting agenda.

Old Business:

- a) **Kiva Storage Cabinets-** Patrick researched shed. It's 8 X 12 and is \$900.00 but does not come with shingles. Would like to use shed for storage for maintenance and other Kiva equipment. Lisa motioned to approve purchase. **Approved 5-0.**
- b) **Camera's for Black Creek Hall & Fitness Center-** Doug found some cameras that have 8 channels. LeRoy showed members present where we would like to put them. Motion to approve cameras, referenced on page 5. **Approved 5-0.**
- c) **Volunteer of the Year Awards & Volunteer Appreciation Awards 2012-** LeRoy presented Volunteer of Year Awards:



Copper Cove at Lake Tulloch Owners' Association

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

Phone: (209) 785-2688
Fax: (209) 785-2698
Email: ccltoa@caltel.com

- 1) Renee Kramer-has been in charge of Easter Egg Hunt for numerous years, presented certificate and gift card.
- 2) Pam Rockey- Presented Certificate & Gift card.

Volunteer Appreciations awards were awarded to:

- 1) Grant West- Kiva committee
 - 2) Renee Irwin- Election, Kiva & ACB]
 - 3) Julie Eggert- ACB, Events, Election
 - 4) Natalie Serrano- Kiva/LJP committee
 - 5) Dee Zolezzi- Mailing committee
 - 6) Dell Jackson- Volunteer
 - 7) Ray Belluomini-Kiva committee
 - 8) John Howsden- Tree & volunteer
 - 9) Dianna Lopez- Events Chair
 - 10) Stephen Hensen Fr- Kiva committee
 - 11) Debra Pilchard-ACB/Events committee
 - 12) Dorothy Galloway- volunteer
 - 13) Jane Everette- Event volunteer
 - 14) Heidi West-Events volunteer
 - 15) Nancy Johnson- Events volunteer
 - 16) Bonnie Carerro- ACB/Events committee
 - 17) Norm Whitsed- Volunteer
 - 18) Audrey Whitsed- Volunteer
 - 19) Judy Jackson- Volunteer
- d) **ACH/Credit Card Processing Vendor-Possible Change-** Paul Awolana not present.
- e) **Reserve Account Interest Rates-** Wells Fargo \$120,000 = \$4K+. Lisa will check into interest rates and report back. Tabled.

New Business:

- a) **New Vendor for Hall Floors-** Prior vendor used gassed equipment to clean floors. Motion to approve A+ Cleaning Services. **Approved 5-0.**
- b) **Tank less Water Heater for Black Creek Hall-** We currently have a 5 gallon water heater and is located in the attic. The hall needs a larger tank, still seeking bids. Tabled.
- c) **Black Creek Gate Closure Times-** Board would like to open gates at 8am and close at 5pm, during business hours. Gate closing hours to be posted on the marquee.
- d) **Short Term Rentals-** Board invited Debbie Ponte, District 4 Supervisor to be present. Board informed members present that our governing documents do not cover short term rentals. Board cleared confusion of 50 rentals as opposed to the 12 that are currently being used a short term rental. Ponte-District 4 lived here most of her life. Spoke regarding history of the Ordinance. She requires them to get a permit of \$2,000 and registrations to follow: if you rent a point of contact. County will make site visit to check safety of property, parking inspection, approval/denial of application. Boundaries are not clearly defined. Town Hall Meeting to take place end of March/first of April. Supervisor took Q&A. Copperopolis community plan. Stacy will sign-up at county website for meeting notification, any members who would like to be notified, give email to Stacy and she will forward information to the homeowner.
- e) **Collection of Delinquent Assessments-** Some discussion regarding line item- Tabled.
- f) **Time Clock-** LeRoy Lopez to oversee all time clock reports.
- g) **Request to Use Ball Field-C.A.L.L.-** Lisa suggested placing ball field practices and games on the bulletin board, she motioned to approve C.A.L.L. to use the field. **Approved 5-0.**



Copper Cove at Lake Tulloch Owners' Association

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

Phone: (209) 785-2688
Fax: (209) 785-2698
Email: ccltoa@caltel.com

Open Forum:

Renee Irwin- Spoke regarding her proposed By-Law updates. She will submit to Stacy to be added to the next agenda.
Copeland- Spoke in regards to short term rental. He and his wife live across from a short term rental and feel it's the CCLTOA HOA responsibility. He would like CCLTOA to draft a letter to County Board of Supervisors.

Meeting Adjourned at 8:40pm

X



Lisa Boltzen-CCLTOA Secretary