



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
Copperopolis, CA 95228
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Board Meeting **21 March 2013**

Present: President Doug Rockey, Vice President LeRoy Lopez, Treasurer Rob Adamson

Absent: Secretary Lisa Boltzen & Director Patrick Storey

Minutes taken by: Office Assistant Donna Davis

Members Present: 14

Meeting Called to Order at 6:05 pm

Consent Agenda:

1) Minutes of Prior Meetings:

- a) Executive Session 19 February 2013
(3 payment plans & ACB Chair person)
- b) Study Session 19 February 2013
- c) Board Meeting 21 February 2013

Motion to Approve Minutes of Prior Meetings, approved 3-0.

2) Treasurer's Report

- a) Operating balance \$ 288,193.37
- b) Reserve funds \$ 319,246.06
- c) Total Accounts Receivable \$ 113,738.63

Committee Reports:

- a) **Maintenance Report-** LeRoy- Getting Kiva ready, dog run area cleared, volunteers were acknowledged (Ray Belluomini and Natalie Serraro) trimmed bushes, built stairs, planted flowers and landscaping. A barbeque and bench were stolen from the Kiva. The bench was put back in and the barbeque to be replaced next week.
- b) **ACB Report-** Julie Eggert - 1 fence approved.
- c) **Events Committee Report-** Chairperson Dianna Lopez- Christina Clark voted in and Easter baskets prepared for the Easter egg hunt.
- d) **Kiva Committee Report-** Renee- ramp has been completed, the no smoking area has not been set up yet. Motion to extend "no smoking" to beach area and order 2 more signs. Kiva Committee will set up and present to the board rule procedures for cameras. Motion made to approve 2 more "no smoking" signs. **Approved 3-0.**
- e) **Election Committee Report-** Renee- Explained the By-Law change procedures. June 14th to print the ballot accordingly. May 20th date set for close of record.
- f) **Tree Committee Report-** LeRoy – John Howsden planted several shade trees for the ball field.

Old Business:

- a) **Reserve Account Interest Rates-** LeRoy still researching better interest rates.
- b) **Proposal for Fitness Room Expansion-** Warren Smith & Scott Wales- Suggestion made to expand the fitness room on the west side of the crawl hole, run metal stud wall then sheet rock. They are willing to donate their labor but Association would pay for materials and have maintenance do painting, etc. They are also willing to donate fitness equipment. They will submit a quote to the board.



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- c) **Cameras for Kiva-** Doug requested 2 more cameras to be installed at Kiva to cover the picnic areas. \$1,758.00 quoted to completely be installed. Motion to approve purchase. **Approved 3-0.**
- d) **Short Term Rentals-** Discussion how to handle within the laws. Request can be made to change our By-Laws and CC&Rs to be put on our ballot. Start neighborhood watch program suggested by Doug. There is a county ordinance in place. Rob: no laws in our By-Laws or CC&Rs regarding short term rentals. We do not have the authority to police the existing county ordinance and we are not a gated community. We are not here to enforce county laws. Natalie Serrano: brought up concern about umbrellas traveling back and forth possibly scratching cars. Officer Newman heads the neighborhood watch. Dianna Lopez has a call into them and waiting.

New Business:

- a) **Proposed By-Law-** One vote per lot regardless of whose name is listed first on the deed. Do not have to be present at ballot meeting to be on the ballot to be nominated. Motion made to approve the By-Law change. **Approved 3-0.**
- b) **Proposed Update to Kiva Rule #25-** Motion made to approve. **Approved 3-0.**
- c) **Proposed Election Timeline-** Renee Irwin- Approve election timeline: July 1st record date for members in good standing. Motion made to approve. **Approved 3-0.**
- d) **ACB Committee Request for New ACB Filing Cabinets-** Julie Eggert- Tabled.

Open Forum:

Lot 2081 & 2082 Jack Cox: Short term rentals- R! zoned area, neighbor (investors) turned house into a hotel, renting 650.00 per night. Property rights issue. Zoning laws discussed, R1 zoned area v transient usage.

Lot 1576 Natalie Serrano: suggested Ipads be issued for the committees.

Lot 1576 Fred Serrano: ball field- right side of dugout needs shade and third base side. Doug will review to see what can be done.

Doug Rockey: double indemnity- discussion on enforcing county rules.

Meeting Adjourned at 7:48pm

X


Lisa Boltzen-CCLTOA Secretary