



## Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive  
Copperopolis, CA 95228  
Website: [www.ccltoa.org](http://www.ccltoa.org)

Phone: (209) 785-2688  
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### Board Meeting

**16 May 2013**

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

**Absent:** Director Patrick Storey

**Minutes taken by:** Office Manager Donna Davis

**Members Present:** 9

***Meeting Called to Order at 6:04 pm***

#### Consent Agenda:

##### **1) Minutes of Prior Meetings:**

- a) Executive Session 18 April 2013  
(3 payment plans, late fee waiver & Office positions)
- b) Study Session 18 April 2013
- c) Board Meeting 20 April 2013

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

##### **2) Treasurer's Report**

- a) Operating balance \$ 304,838.25
- b) Reserve funds \$ 320,121.45
- c) Total Accounts Receivable \$ 88,577.83

#### Committee Reports:

- a) **Office Report-** Donna- Received financial statements from the accountant today so will be finishing the May newsletter to go out next week. We are currently at 93.2% of collections for 2013 assessments. We are currently reviewing the CC&Rs, By-laws and Davis-Stirling rules to ensure compliance.
- b) **Maintenance Report-** Corey- Completed striping at Black Creek and Kiva, fixed toilet, replaced fascia boards at the Kiva. Ordered valve for the Kiva shower head, fixed the sprinkler system, disposed of a dock that floated in, and getting shade for the ball park. Installed cameras and wiring inside gym and Black Creek. Five gallon electric water heater leaking, researching repairs or replacement. Shade up on the playground.
- c) **ACB Report-** Approved 3 small sheds and a fence.
- d) **Events Committee Report-** Chairperson Dianna Lopez cancelled due to illness.
- e) **Kiva Committee Report-** Ray Belluomini Shade Curtains are up, Grant West to put up fans, Oleanders out back by ramp cleared for boat docks to be installed, bird netting will be laid out on the swim dock after Memorial weekend, Ray checking into bumper guards for swim dock, shower head will be fixed so that it doesn't leak, Ray found a commercial grade valve to fix the leak, Discussion about CPR Certifications for Kiva staff pros and cons, we need to check with attorney and insurance rep.
- f) **Election Committee Report-** Renee- Nothing to report.

#### Old Business:

- a) **Replacing Treadmill -** Found a reset button no need to replace.



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### New Business:

- a) **Hotdog Vendor**- Submit to homeowners in May newsletter to see if they want a hotdog vendor at Kiva.
- b) **Rabobank**- Motion made to notify Rabobank to put money into Money Market Acct. Approved 4-0
- c) **Playground Equipment**- Motion to approve the playground parts and repair cost. Approved 4-0
- d) **Water heater replacement**- \$3,000.00 for tankless water heater and \$2,000.00 to install 50 gallon plus putting down concrete slab, and housing around tank. Motion made to approve installation for a tankless water heater by C&E Handyman Services for \$3,000.00. Approved 4-0
- e) **ACB Committee**- Committee needs a minimum of 3 for a committee which we do not have. The board will conduct the ACB business for the committee during the Study Sessions.
- f) **Bleachers** - \$2,100.00 to purchase another set of Bleachers for the ball field also discussion about getting shade for the bleachers. Tabled
- g) **Board of Director Nominations**- Tom Meyer nominated Marilyn Meyer, Doug Rockey nominated himself, Leroy Lopez nominated Grant West & Rob Adamson, & Lisa Boltzen nominated Julie Betz.

### Community Concerns:

#### Open Forum:

The following member Ray Belluomini made comments.

**Meeting Adjourned at 7:17PM**

X



Lisa Boltzen-CCLTOA Secretary