



## 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  
Fax: (209) 785-2698  
Email: [ccltoa@caltel.com](mailto:ccltoa@caltel.com)

### **Board Meeting Minutes** **16 January 2014 @ 6pm**

**In Person:** President Doug Rockey, Vice President LeRoy Lopez & Secretary Julie Betz

**Present by Phone:** Treasurer Rob Adamson

**Absent:** Director Patrick Storey

**Minutes Taken By:** Office Manager Donna Davis

**Members Present:** 7

**Meeting Called to Order at 6:00 pm**

#### **Consent Agenda**

- 1) **Minutes of Prior Meetings**
- 2) **Executive Session 19 November 2013**  
*(late fee waiver, payment plan, maintenance supervisor OT, Maintenance helper, office hours, foreclosure write-offs, lien proceedings, release of lien & director's code of ethics)*
- 3) **Study Session 19 November 2013**
- 4) **Board Meeting 21 November 2013**
- 5) **Executive Session 10 December 2013**  
*(purchase of truck to replace stolen one)*

**Motion to Approve minutes of Prior Meetings, Approved 4-0**

- 6) **Treasurer's Report**
  - a) Operating Balance \$ 100,692.97
  - b) Reserve Funds \$ 320,962.68
  - c) Total Accounts Receivable \$ 348,190.05

#### **Committee Reports**

- a) **Office Report** – 2014 assessments is currently at 16%. We are currently working on the February newsletter. This month the challenge is to learn the bar coding for mailing labels by using the USPS website. It is now required for 2014.
- b) **Maintenance Report-** Maintenance Supervisor: Corey Lewis raised the docks at the Kiva, took loads to dump, poured concrete behind and beside the shop at Black Creek and built shelves within, fixed leaking toilet in the Black Creek outside bathroom, fixed several leaky pipes, organized shop, replaced all the tools that were missing when the 2000 Ford Ranger was stolen, new maintenance helper hired in December by the name of Theron Bent. He wants to put a concrete base inside the water holes to prevent gophers from digging into them, fixed breaker for the buffer and fixed elliptical trainer in the fitness room.
- c) **ACB Report** – Chairperson: Dianna Lopez filling in for Lorraine- homeowner attended meeting to ask advice regarding brining in a manufactured home. Application submitted previously for a home remodel came back with county approval, ACB approved. ACB approved application for garage roof mounted solar panels.
- d) **Events-** Chairperson Dianna Lopez- Budget cut \$1,500.00 from Events this year. Two funded events are the Valentine's Day Dance on February 8<sup>th</sup> and the Independence Day picnic. The Halloween Dance was cut from the events due to low attendance last year. Gave dates for all events and fund



## 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  
Fax: (209) 785-2698  
Email: [ccltoa@caltel.com](mailto:ccltoa@caltel.com)

raising events. Maintenance supervisor suggested chopping up a tree that fell on the P&E trails and sell the wood to donate to the Easter egg hunt event.

- e) **Tree Committee**- no report given.
- f) **Kiva Committee Report** – no report given.

### Old Business

- a) **Vote on Kiva Rule Change**- to be tabled until April
- b) **Kiva Rule Change No Fishing From Docks**- to be tabled until April

### New Business

- a) **Liability Insurance Explanation**- Our insurance agent: Dave Giddings came to the Study Session to explain our insurance policy.
- b) **Proposed recycling program** (*electronics, appliances, all electrical devices*) - Program reviewed by the board during the Study Session. The office to set the date and post it in the February newsletter.
- c) **Replace Refrigerator in Kitchen**- Rob will check out used commercial refrigerators in his area- to be tabled.
- d) **Proposals for Fire Extinguisher**- Received 3 bids, Cisco is local and have a good reputation. Motion made to use Cisco Fire. **Approved 4-0.**
- e) **May & July Newsletter Ads not Billed in 2013**- letters to be sent out with apology letters.
- f) **Lumber rack for 2007 Ford Ranger**- Motion made to get lumber rack from Dave Wong in Sonora. **Approved 4-0.**
- g) **Storage Shed for Black Creek** (*barbq grills*) - to be tabled.
- h) **ACB Plan Approval Process Handbook Changes Requested**- Handbook to be sent to attorney for approval.
- i) **Volunteer of the Year**- Events chairperson: Dianna Lopez and office manager: Donna Davis handed out Volunteer Appreciation Awards and the Volunteer of the Year award was awarded to Natalie Serrano. The volunteers will be listed in the February newsletter.

**Open Forum:** Unit 8A president- suggesting that both associations, working with the attorney to pull away from each other so the 8A is no longer a dual association and put forth a vote in our ballot to the members to vote on. Suggestion made to send an email to our attorney. The office will look into our legal files from 2006 regarding this issue as this has been brought to the board before in past years.

**Lot 0766**- Public issue – flare guns going off Friday and Saturday nights. His yard caught on fire last summer and he says he was informed by the sheriff's department that several fires have been recorded near the corner of Canoe Street and Choctaw Road north of Pamo Court. A suggestion was made to input something in our newsletter to bring awareness to the homeowners.

**Meeting Adjournment at 7:15pm**

X 

Julie Betz-CCLTOA Secretary