



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
Copperopolis, CA 95228
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Board Meeting Minutes **20 March 2014 @ 6pm**

Present: President Doug Rockey, Vice President LeRoy Lopez, Secretary Julie Betz, Treasurer Rob Adamson & Director Patrick Storey

Minutes Taken By: Office Manager Donna Davis

Members Present: 21

Meeting Called to Order at 6:00 pm

Consent Agenda

- 1) **Minutes of Prior Meetings**
 - a) **Executive Session 18 February 2014**
(Lot line adjustment)
 - b) **Study Session 18 February 2014**
 - c) **Board Meeting 20 February 2014**
 - d) **Special Executive 12 March 2014**
(Board personnel issues)

Motion to Approve minutes of Prior Meetings, Approved 5-0

- 2) **Treasurer's Report**
 - a) Operating Balance \$ 318,977.21
 - b) Reserve Funds \$ 321,135.82
 - c) Total Accounts Receivable \$ 125,748.26

Committee Reports

- a) **Office Report-** Donna- Assessment collections are currently at 78% for the year. Finishing the April newsletter, waiting for the Auditor's reviewed financial statements.
- b) **Maintenance Report-** Maintenance helper: Theron Bent- 150 feet of drip system replaced, continuing to maintain Black Creek Park. Corey will get bids for a concrete pad in front of the garbage bins for next meeting. Sprinklers need to be repaired, cut tree down, hauled away lumber and chopped up for Easter Egg Hunt, get estimates for shades for the ball field. Towed seven Jet Ski docks that were donated by Merle Holman.
- c) **ACB Report** – Chairperson: Lorraine Contreras- Approved manufactured home, garage and solar panels. Home based new business referred to the board for approval. Motion made by the board to approve Shuttlebug's home based business based upon approval from the attorney. An email has already been sent to the attorney. ACB wishes to add four new items to the present ACB handbook. 30 day proposed changes to be included in the April newsletter.
- d) **Events-** Chairperson: Dianna Lopez- 168 attendees showed up for the Valentine's Dinner Dance. Will be stuffing Easter eggs on April 9th and the Flea Market is scheduled for June 14 from 9am to 3pm.
- e) **Tree Committee-** no report given.
- f) **Kiva Committee Report-** Ray B- new lights on the steps changed, another light to be installed. Grant completed conduit for the fans. Thorny bushes, will be removed. Roof rot to be fixed over the bathroom. Hill to be racked by the launch ramp. Jet ski docks need to be worked, reflectors to be installed.

Old Business

- a) **Kiva Rule Change No Fishing from Docks-** tabled



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- b) **Replace Refrigerator in Kitchen**- no picture available, commercial refrigerator cost of \$2,550.00. Homeowner (Danielle) will help Rob find a commercial refrigerator with Dianna Lopez's requirements.
- c) **ACB Plan Approval Process Handbook Changes Requested**- Chairperson: Lorraine Contreras- Submitted changes, 30 day notice to be published in newsletter.
- d) **Kiva Gate**- Tabled until next month to allow for further research.
- e) **Shuttle Bus Service for Kiva**- Discussion made regarding liability issues associated with a personal business transacting business within our common areas. Homeowner has provided proof of insurance and a signed release of liability. Tabled until we receive recommendation for attorney regarding association liability issues.

New Business

- a) **Replace/Reseal Asphalt at Black Creek Park** (3 bids received)- Tabled.
- b) **Extended Warranty for 2007 Ford Ranger**- not approved.
- c) **Election Inspector**- Motion made to approve either CA Election or The Ballot Box. **Approved 5-0.**
- d) **Gun Issue on Association Common Areas Property**- taken off the agenda, only meant for discussion during the Study Session.
- e) **Recording Minutes & Purchase of Digital Recorder**- Motion made to approve recording of minutes. **Approved 5-0.**
- f) **Purchase Wireless Microphone**- not approved.
- g) **Donation of Fitness Equipment**- Motion made to accept the donated fitness equipment.
- h) **Mid-Cal Docks**- Motion made to widen the docks by Mid-Cal. **Approved 5-0.**
- i) **Covers for Baseball Field**- Motion made to approve bid from Cisco Fire. **Approved 5-0.**
- j) **Kiva Parking**- Kiva committee will look into feasibility to remove the mountain for parking. Lot #0871 will donate the labor for the electrical. **Approved 5-0.**
- k) **Electric for Electric Cars at Kiva**- Need to check if power supply is available and 120 vs 240 volts.
- l) **Hall Rental Priorities** (hall rental, committee meetings, calendar events)- Black Creek hall is available on a first come first serve basis. Hall rentals can be made during the week as long as it does not interfere with a scheduled event.
- m) **Wireless Access at Black Creek Park**- Cal-Tel Connections Computer Service Center suggested that we install a second DSL line if we want to give wireless access to our homeowners for security purposes. Not approved.
- n) **Maintenance Hours**- Maintenance hours will be extended for the maintenance helper. Extending the hours is still within the budget.

Open Forum:

Meeting Adjournment at 8:00pm

X


Julie Betz-CCLTOA Secretary