



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
Copperopolis, CA 95228
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Board Meeting Minutes **17 April 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: 6

Meeting Called to Order at 6:07pm

Consent Agenda

- 1) **Minutes of Prior Meetings**
 - a) **Executive Session 18 March 2014**
(One payment plan)
 - b) **Study Session 18 March 2014**
 - c) **Board Meeting 20 March 2014**

Motion to Approve minutes of Prior Meetings, Approved 5-0 except for the board minutes which contains 2 errors to be corrected.

2) Treasurer's Report

- a) Operating Balance \$ 315,899.39
- b) Reserve Funds \$ 321,224.67
- c) Total Accounts Receivable \$ 97,119.11

Committee Reports

- a) **Office Report-** Donna- Assessment collections are currently at 89.4% for the year. Finished the April newsletter, working on submitting list to the collection agency for nonpayment of 2014 assessments.
- b) **Maintenance Report-** Maintenance supervisor: Corey Lewis- finished storage shed. Ken's Asphalt will begin to put down asphalt on 4/28/14. Concrete was poured in front of the dumpsters to prevent ruts in the asphalt from the garbage trucks. Cisco Fire coming out next week to put covers for the baseball dugout and bleachers. Theron cleaned up Kiva. Belts on the John Deere and the Exmark lawn mowers had to be replaced. Tires replaced on the Kubota tractor.
- c) **ACB Report** – Chairperson: Lorraine Contreras- approved house plan, solar panels in process, lot 1897: sign for lot to advertise business at another location - application was denied.
- d) **Events-** Chairperson: Dianna Lopez- Easter egg hunt coming along for April 19th.
- e) **Tree Committee-** no report given.
- f) **Kiva Committee Report-** Ray B- Discussion about Kiva parking issue. Electric for Kiva turned down. Light at bottom of ramp to be turned on.

Community Concerns: Deputy Sheriff Paul Newnam did not show up as planned.

Old Business

- a) **Kiva Rule Change No Fishing from Docks-** Kiva provided their recommendation for changes to the Kiva rules. "No fishing is allowed from the boat docks from May 1 through November 1. Will be input into the next newsletter (June) to allow the homeowners 30 days notice for rule change proposal.



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- b) **Replace Refrigerator in Kitchen**- Dianna Lopez & Danielle still researching. Tabled.
- c) **Kiva Gate**-Tabled, still researching options.
- d) **Shuttle Bus Service for Kiva**- Renee-not present for the board to inform her of the limitations of her business in regards to the Kiva.
- e) **Election Inspector**-board agreed to choose California Elections Company to be our election inspector this year.
- f) **Kiva Parking**- LeRoy- still researching options to resolve the Kiva parking issues. Will cost \$75K just to level the top of the hill at Kiva but will add approximately 25 more parking spaces.

New Business

- a) **Extension of Building for Fitness Center**- LeRoy discussed options to extend the fitness center by adding onto the end of the Black Creek building. He is still obtaining bids from contractors.
- b) **Extension of Docks at Kiva**- LeRoy discussed extending the docks as opposed to widening them. The docks will be widened as voted on last year but will not be extended.
- c) **Covers for the Ball Field**- Events committee donating 100 feet of shade screen for covers.
- d) **Reserve Contributions**- Accountant lists \$46,713 due to reserves from operating fund on our financial statements. Motion made to transfer \$46,713.00 to reserves. **Approved 5-0.**
- e) **Proposed Kiva Rules**- See Kiva rule change under old business.
- f) **Shirts for Maintenance**-tabled.

Open Forum:

Meeting Adjournment at 7:00pm

X 

Julie Betz-CCLTOA Secretary