



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
Copperopolis, CA 95228
Website: www.ccltoa.org

Phone: (209) 785-2688
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Approved Board Meeting Minutes **17 July 2014 @ 6pm**

Present: President LeRoy Lopez, President Patrick Storey, Secretary Julie Betz & Director Grant West
Minutes Taken By: Office Manager Gina Reeves
Members Present: 9

Meeting Called to Order at 6:01pm

Consent Agenda

- 1) **Minutes of Prior Meetings**
 - a) **Executive Session 17 June 2014**
 - b) **Special Executive Session 11 July 2014**
 - c) **Executive Session 15 July 2014**
 - d) **Study Session 17 June 2014**
 - e) **Study Session 13 May 2014**
 - f) **Board Meeting 19 June 2014**
 - g) **Board Meeting 15 May 2014**
 - h) **Board Meeting 17 April 2014**
 - i) **Board Meeting 20 March 2014**

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

2) Treasurer's Report

- a) Operating Balance \$ 192,094.96
- b) Reserve Funds \$ 368,180.36
- c) Total Accounts Receivable \$ 72,565.11

Committee Reports

- a) **Office Report-** Assessment collections are currently at 95.3% for the year. DeLinda has collected \$4,838.75 in delinquent fees. She is diligently working on delinquent accounts.
- b) **Maintenance Report-** Cory Lewis, Maintenance Supervisor; Theron is now over the Kiva and Corey is over Theron and Kiva. Kiva is requiring member cards, enforcing Kiva rules and members are receiving citations for breaking rules. Homeowners are starting to bring their Homeowner cards and ID to Kiva for check in. Weed eating for Black Creek and Little John Park completed. Framing complete for the covers on the ball field. Two new refrigerators installed.
- c) **ACB Report** – Chairperson: Lorraine Contreras- 3 solar plans submitted and approved.
- d) **Events-** Chairperson: Dianna Lopez- Flea Market brought in \$503.00. We served 237 at the picnic and the next event is the Fall Flea Market on September 27th.



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- e) **Tree Committee-** John Howsden submitted a request for trees for phase 2 of original plan, voted in 2009, and did a presentation on their location. We have \$1000.00 in the account and we need an additional \$1656.00 to complete. Motion to **Approve 4-0**
- f) **Kiva Committee Report-** Ray: Curtains hung at the Kiva. July 4th banners and lights hung. Received a few comments that he needed more lights. Ray will pick up more lights in the winter when they are on sale. Ray also has some storage containers that he is donating to the Kiva and will inventory everything down there at the end of the season before it is stored.

Old Business:

- a) **Replace Refrigerator in Kitchen - Complete.** Check the seals on the Freezer.
- b) **Extension of Building for Fitness Center - Tabled**
- c) **Covers for the Ball field - Cory and DeLinda working on.** Measurements for the covers on the ball field will be brought to the office. Office will contact Wind and Shade for pricing.
- d) **Upgrading Sprinkler System & Renovation Lawn at Black Creek - working on** after flea market.
- e) **Trailer for Tractor - DeLinda checked into licensing.** Corey will go to DMV to license the tractor.
- f) **Attorney Fees Reimbursement from Philadelphia Insurance - in process.**
- g) **Review of Kiva Rules to Enforce - Gina will review.** Motion made to enforce the existing Kiva rules. Staff will be asking to see their Membership Card or ID. **Approved 4-0.**
- h) **Overnight dock Slip Rental Weekends/Night before Holiday - Post 30 day notice** in the newsletter. Motion made to put a 30 day notice in the newsletter reviewing the Rules and Regulations for renting a slip overnight, with the times and dates available.
- i) **Floats for Docks** Mid-Cal is trying for the first week in August to install. DeLinda will keep in contact with Justin for the installation date.
- j) **Invasive Muscle Self Inspection - Tri Dam information** in newsletter. Leroy spoke to Susan Larsen and as long as members do not launch their boat in any other lake, they only have to fill out once and keep in their boat. Homeowner recommended that they fill out one, make a copy, one for us and one for their boat.
- k) **Signage - Incorrect sign at Kiva.** Check on price and change the sign. **Approved 4-0.**
- l) **Reserve Study Update-** Gina reviewing the information on Golden Consulting Group located in Manteca and reviewing out contract agreement with Associated Reserves, cancellation policies and cost differences.



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New Business

- a) **Designated Parking Spaces (3) for compact cars at Kiva** – Board discussed striping for 3 compact parking spots at the Kiva. Corey and Theron to complete. **Approved 4-0**
- b) **County Clerk Hall Rental Request for November 4** – **Approved 4-0.**
- c) **Kiva Supervisor Issuing Owner/Tenant Cards at Kiva**- Kiva Supervisor requested to issue Kiva cards to Owner/Tenant. After discussion, the request was denied because the Board feels that the issuing of Owner/Tenant Cards needs to be monitored by the office. **Denied 4-0**
- d) **Corrections to March 20 Board Meeting/May 13 Study Session Minutes/May Minutes** – Board discussed mistakes in the March 20 Board Meeting Minutes, agreed change should be to delete Election inspector from ACB report. May 13 Study Session, under Old Business e) Extension of Building for Fitness Center – Mid Cal Construction needs to be changed to e) Extension of Building for Fitness Center – Receiving Bids, f) Extension of Docks at Kiva – Cisco Fire is currently working, change to f) Extension of Docks at Kiva – Mid-Cal will be extending the docks. After Board discussed they approved the changes to be made. **Approved 4-0**

Open Forum:

Dianna Lopez, Ray Belluomini, Kevin Reimann made comments.

Next Meeting Date

The next monthly Board Meeting will be the Annual Meeting scheduled for August 16, 2014 at 10AM

Meeting Adjournment at 6:43pm

X 
Jane Everett-CCLTOA Secretary

Approved Sept. 18, 2014 Board Meeting