



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 **18 September 2014 @ 6pm**

Present: President Rob Adamson, Vice President Julie Betz, Secretary Jane Everett & Treasurer Patrick Toepel

Minutes Taken By: Office Manager Gina Reeves

Members Present: 11

Meeting Called to Order at 6:00pm

Consent Agenda

- 1) **Minutes of Prior Meetings**
 - a) **Study Session 15 July 2014**
 - b) **Board Meeting Minutes 17 July 2014**
 - c) **Special Board Meeting 13 August 2014**
 - d) **Annual Meeting Minutes 16 August 2014**

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

2) Treasurer's Report

- a) Operating Balance \$ 138,861.59
- b) Reserve Funds \$ 368,412.48
- c) Total Accounts Receivable \$ 62,632.36

Committee Reports

- a) **Office Report-** Gina Reeves, Office Manager; Office has been working on the research for Lot#2209, gathering info for Reserve Study draft to be completed by 9/26/14, research accessory dwelling, setting new Board members up, preparing information for September meetings, reorganizing files, working with previous Insurance Broker for reimbursement of legal fees from Philadelphia Insurance, cleaning out computers, updated website, updated Escrow Packages, DeLinda diligently working on collections and researching any foreclosures or bankruptcies, research our violation procedures, working on a 3 month forecast of 2014 Budget and continuing everyday duties.
- b) **Maintenance Report-** Corey Lewis Maintenance Supervisor
- c) **ACB Report** – Dianna Lopez; They have approved 2 sheds and a fence. Since the last meeting they have had 2 resignations Lorraine Contreras Chair & Debra Pilcher resigned, Dianna Lopez will be chair, Dianna recommends 3 people be appointed to the ACB Committee LeRoy Lopez, Larry Everett and Mark Reeves. Motion made seconded, 3 approved one abstained



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- d) **Events-** Chairperson: Dianna Lopez- had a meeting to discuss the Holiday craft fair Sept. 27, 2014 and what they are going to sell in the kitchen. Have a new member Michelle King and she will be the volunteer coordinator, she will take all the names of past volunteers and put together on 1 master list. She will contact these volunteers and see if they wish to volunteer for any events coming up.
- e) **Tree Committee-** John Howsden recommending any tree planting is postponed for awhile because of severe drought and any money allocated for trees the Board can decide what to do with it. Park lawn John has turned over to Corey Lewis Maintenance Supervisor. John has done everything to keep it up and it looks good for now so John is going to take some time off.
- f) **Kiva Committee Report-** Ray Belluomini Labor Day he put the banners up, donated a plastic container for all the banners to be put in, inventoried the shed along with pictures of contents and gave to the Office to have on file, 5 broken umbrellas need to be disposed of and replaced with sturdier umbrellas not cheap Wal-Mart umbrellas. Requesting flag pole be purchased for down at the Kiva, Ray would like to know what the status on approval for Jet Ski docks from Susan Larson, Gina let Ray know that plans have been submitted to Susan and she should be getting us our permit to be signed by the President and then sent to the County for final approval, stencil on staging doc needs to be freshened up 15 Min Parking it is fading, meetings are first Thursday of the month and if anyone would like to come and join as a volunteer meetings will be held at Black Creek hall, Kiva committee has something in mind for a family night funded by Kiva Committee at Black Creek hall sometime at the end of June early July not to interfere with 4th of July event. Considering having a single act singer come and perform for family night event.

Unfinished Business:

- a) **Shade trees for Baseball diamond-** Revisit in 2015 due to drought
- b) **Extension of Building for Fitness Center - Tabled**
- c) **Reserve Study – Draft to be completed by September 26, 2014**
- d) **Jet Ski Docks – Plans submitted to Susan Larson waiting on approval**

New Business

- a) **Copper Cove/Little John Lot Line Adjustment-** Rob explained Castle & Cooke is requesting lot 13 & 178 lot line adjustment to straighten out the road in order for Castle & Cooke to put in a second entrance to Saddle Creek. Rob stated that they had seen earlier drafts and had earlier discussions that Castle & Cooke want to put in a roundabout on Little John, apparently the County has not approved it but they are not against it and they do have the application submitted for a roundabout. Castle & Cooke do own those 2 lots and pay the dues. The ACB Committee recommended that the Board approve the lot line adjustments however on further review by the Board of Directors they felt if Castle & Cooke are approved this lot line adjustment it will be pretty easy for them to do whatever they want in regards to the roundabout. Motion made and seconded to deny lot line adjustment Denied 4-0
- b) **Evening Line Dance Class-** Tess Wade is requesting to hold an evening beginner line dance class on Tuesday nights. Already have groups and meetings scheduled for Tuesdays and various other reasons. Motion made and seconded to deny evening line dancing class Denied 3-1



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- c) **Kiva Committee Charter**- Submitted to the Board as an outline of what they would like to do for the upcoming year. Motion made and seconded to approve Kiva Committee Approved 4-0
- d) **Event Committee Charter** – Submitted to the Board as an outline of what they would like to do for the upcoming year. Motion made and seconded to approve Event Committee Approved 4-0
- e) **ACB Committee Volunteers** – Discussed in ACB Report, Dianna Lopez recommended LeRoy Lopez, Larry Everett and Mark Reeves to be appointed to the ACB Committee. Motion made and seconded to approve Approved 4-0
- f) **Water Conservation Complaint** – Outlined in Maintenance report Corey is adjusting the water in front of the hall to zero water and dropping ball field down 25% less water.
- g) **Reimbursement for Philadelphia Insurance Attorney Fees** - Gina let everyone know that Office has been trying to contact our previous Insurance Broker Omega Pacific to no avail we are not getting any feedback from him. Philadelphia Insurance is saying the offer they made to reimburse payment was pursuant to an agreement that was not accepted by the Board. Office will be sending letters to Insurance Commissioner for both Omega Pacific and Philadelphia Insurance to see if they can get any response for us. Office has all the correspondence between Attorney and Philadelphia Insurance.
- h) **Covers for the Ball Field** – Samples did not come in on time for the meeting. CABA donated \$1,200.00 to the covers. Premade covers are a lot more economical then the other 2 bids. Tabled
- i) **Surveillance cameras for Black Creek Shop** – Last week someone attempted to break into the shop to no avail. Looking into additional cameras to tie into current cameras. Look into drop cams. Tabled
- j) **Time Clock** – Julie asked if Office purchased the time clock yet and Office said no waiting on approval. Motion made and seconded to approve the purchase of a time clock. Approved 4-0
- k) **Kiva Rules 30 day approval notice completed in August newsletter** – Board might make adjustments to allow overnight docking on Holidays for approx. 11 docks, they would like to revisit before 2015 Kiva season but for now they will accept the new rules. Motion made and seconded to accept Kiva Rules posted in August newsletter Approved 4-0
- l) **30 Day Notice Overnight Boat Slip Rental verbiage** – Board will revisit before 2015 Kiva season. Tabled
- m) **Review and approve next year's budget** – Board previously reviewed and approved the 2015 Budget no changes need to be made. Motion made and seconded to approve 2015 Budget Approved 4-0

Open Forum:



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Julie Betz announced that next year between April and September we will have someone in the office 2 times a month for half a day on Saturday. Homeowner asked if Office would be paid for that and Julie let them know that on the week someone is going to work they will take a half a day off on Friday. This new procedure will be published to the homeowners in the newsletter and posted on the Kiva bulletin board.

John Howsden Lot#1030 asked about rumor of another lawsuit? Nothing to Boards knowledge at this time.

LeRoy Lopez Lot#0964 motioned looking into Astor turf for front of hall.

Copper Fire - Fireman's Bingo every 3rd Thursday of the month, wanted to come in and meet the Board and find out what the ground rules are for the hall. Prior month gate did not open nor did the key code for the door. Board apologized for this and will make sure accommodations for them.

Lot #1065 is this a Community Center or Homeowners center.

Lot#1665, 1666 & 1771 wanted to know the outcome of their Kiva violation appeals. Board dismissed violations.

Next Meeting Date

The next monthly Board Meeting is scheduled for October 16, 2014 at 6pm

Meeting Adjournment at 7:09pm

X 
Jane Everett-CCLTOA Secretary

Approved on 10/16/14 Board Meeting