



## **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  
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### **Approved Board Meeting Minutes** **16 October 2014 @ 6pm**

**Present:** 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 16 September 2014**
  - b **Board Meeting Minutes 18 September 2014**

**Motion to Approve minutes of Prior Meetings, motion seconded, Approved 3-0**

#### **1) Treasurer's Report**

- a) Operating Balance \$ 128,770.78
- b) Reserve Funds \$ 368,513.93
- c) Total Accounts Receivable \$ 58,769.14

#### **Committee Reports**

- a **Office Report-** Gina Reeves, Office Manager: Collections are at 99.2% to date. The office has been researching lien procedures, establishing and writing office procedures, contacting vendors for bids, installed new time clock, reviewed Draft Reserve Study and made corrections and started working on the Annual Disclosure Newsletter. DeLinda obtained 6 new ads for the newsletter.
- b **Maintenance Report-** DeLinda Dontje for Corey Lewis: Unfortunately, Theron will be leaving us he has accepted a position with Solar City. Maintenance has removed 2 dead trees at the park, they have done some grading and tractor work along with shaping all the hedges at Kiva and Little John park. Corey and Theron installed tires under the docks at Kiva so the floats will be protected when the water level drops. They will be installing the light for the flagpole located at the office as soon as the electrician comes out and does the wiring. The covers over the playground have been removed and stored for the winter. Maintenance repaired the drain to the kitchen sink.
- c **ACB Report –** LeRoy Lopez Chair: Couple came in to see what was required by the ACB committee to build a garage, shop, and house. The committee gave them the information needed. Septic System application was brought to the ACB and approved.
- d **Events-** DeLinda Dontje for Dianna Lopez: Craft Fair went well and they had no meeting or reports at this time.



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- e **Tree Committee-** John Howsden not planting any trees at this time. John putting effort towards the ball field lawn. The lawn is a month over due for fertilizer and a few sprinkler heads need to be replaced, John asked if he could go purchase the fertilizer and be reimbursed for the amount. Board asked if the money was in the budget and said okay to reimburse John.
- f **Kiva Committee Report-** Ray Belluomini no meeting a lot of committee members on out of town. Ray inquired about the jet ski docks and progress from Susan Larson. DeLinda Dontje, Office Assistant let Ray know that application has been submitted and we are waiting on 1 page to be signed by Rob Adamson CCLTOA President and then final approval will be completed. Ray was down at the Kiva and the port a potty had been removed but was brought back as soon as Office was notified.

### Unfinished Business:

- a) **Reserve Study** – Changes made to items that have been completed. Motion made and seconded, approved 3-0
- b) **Jet Ski Docks** – Permit waiting for Rob Adamson CCLTOA President signature.
- c) **Covers for Ball Field** – Corey will re-measure before office orders. Order by end of October.
- d) **Surveillance Cameras for Black Creek Shop** – Board reviewed 3 bids and are not sure what type of system they want at this time. Board tabled.

### New Business

- a) **ACB Requesting time change for meetings** - Chair LeRoy requested time change for the ACB meetings to 6pm the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month to accommodate new ACB committee members. Motion made and seconded, approved 3-0
- b) **ACB Lot Line Adjustment Lot#13 & #178-** ACB wants this issue to be brought back to the ACB committee because no formal application was filled out. Board says nothing can be sent back to the ACB because no formal application has been submitted.
- c) **Marquee Posting** – Office to put together a procedure for use of the Marquee. Board requests that it is used for established events only and non sanctioned events will need Board approval and be charged \$25.00. Board tabled.
- d) **Gutters Black Creek Hall** – Board reviewed 3 bids and decided to go with American Gutter Solutions. Motion made and seconded, approved 3-0



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### **Approved Board Meeting Minutes Cont.** **18 September 2014 @ 6pm**

#### **Open Forum:**

Dave Haley Lot#13 & 178 – Showed proposed expansion of Copperopolis and Little John/Copper Cove roundabout.

Dianna Lopez Lot#0964 – Questioned Heather Van Natta's restitution payments.

Doug Rocky Lot#0145 - Stated he would be putting up a new mobile sign in front of his house for his Gun Business.

Charity Maness Lot#0065 – Asked the Boards permission for the Purple Heart Anglers to have use of Kiva boat ramp.

Fred Serrano Lot#1576 – Asked the Board for permission to put up Soccer goals for the kids during Soccer season.

#### **Next Meeting Date**

The next monthly Board Meeting is scheduled for November 20, 2014 at 6pm

**Meeting Adjournment at 6:55pm**

X   
Jane Everett-CCLTOA Secretary