



Copper Cove at Lake Tulloch Owners' Association

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

(209) 785-2688
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2010 Annual Meeting

August 21, 2010

Directors present: Doug Jones, Doug Rockey, Kevin Gause, Jack Forkner

Absent: Bill Cassidy

Also Present: Heather Van Natta

Called to order at 10:15am by President Doug Jones

Proof of Quorum- Not met

Number of Members Present: 60

The minutes were approved for the 2009 annual meeting. Unanimous vote to approve

2010 Presidents Report: Trying to accomplish a win/win situation regarding the Sawmill Lake project.
"Since this meeting is for our annual report, I am going to spend a little time to remind some and inform others of the things the Board has accomplished since August 2009.

1. We have revamped our accounting and budget procedures so that each Friday we can give you a complete financial statement and budget analysis up to that date.
2. To give more flexibility in paying your dues, we have established an electronic check and automatic debit system.
3. We collect unpaid dues better than in the past by using a collection agency to assist us.
4. Our records and documents are now kept in fireproof filing cabinets.
5. Through the use of volunteers we built, additional storage cabinets in Black Creek Center.
6. The playground at Black Creek has partial shade cover to protect children from the sun.
Hopefully, we can increase the coverage in the future.
7. The fence at Kiva has been extended to decrease unauthorized access. Ruptured portions are in the process of being repaired.
8. Thirty seven new trees have been planted in Black Creek Park by the tree committee.
9. Three new non-profit agencies can serve our community better because we allow them the use of Black Creek Center.
10. We improved the Black Creek Baseball Park and expanded our relationship with Little League.
11. The Black Creek stage was re-carpeted.



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12. Faulty wiring in Black Creek Center was repaired.
13. A new treadmill was purchased for the exercise room.
14. Concrete stops were placed at the Kiva Boat Ramp to prevent trailers from going too far.
15. We have a new stove, hood and Ansell System in Kitchen at Black Creek Center.
16. We repaired the parking lot, built a retaining wall to stop the erosion, and provided safer access from the parking lot to the picnic area.
17. Installed a new 5,000 gallon water tank to improve the irrigation at Black Creek Park.
18. Removed unsightly and destructive mistletoe from numerous trees in Black Creek Park.
19. Began converting the old unused Equestrian Center to a new Little John Park.
20. Established a procedure and contract arrangement to tow illegally docked boats from the Kiva.
21. Prepared a RFQ and contract to repair the slippery asphalt at Kiva with grooved concrete.

I challenge any 5 or 6 Boards to match our record of accomplishments. This has been a successful year and we have done it with a few people who don't mind working hard at both manual and administrative work. We have done it without contentious meetings that frighten people away. Our most contentious meeting lasted an hour and 45 minutes. Most meetings were over within an hour and 15 minutes.

Everything has not been perfect. Last winter the Board discovered that approximately 55 members had special codes on their gate openers that allowed those 55 or so boaters access to the boat ramp past the posted closing time of 9PM. The Board disabled the special codes of the 55 boaters. One of the 55, a Mr. Grant West started a website called kivagate.com. On kivagate.com he charged that all boaters were newly being denied access to the ramp after 9PM. The Board gave Mr. West permission to start a committee to see if something could be worked out to everyone's benefit. Mr. West was asked to correct his statements on kivagate.com to show that only 55 boaters with the disabled special codes had been affected. He not only refused to write a correction but insisted on having unrestrained access to the CCLTOA website. The Board cancelled his permission to form a committee.

Since Mr. West started kivagate.com the gate which now closes to all openers at 9PM, has been damaged twice to the extent of \$4500, this is association members doing damage to their own group. We are studying the installation of cameras. We do not intend to reward extortion.

Most recently the Board has been accused by two persons of having executive sessions in violation of the CC&Rs, Bylaws, and the Davis Stirling Act. This has come about because of the Boards attempt to resolve the dispute between CCLTOA and Castle & Cooke over the Sawmill Lake Project.

After receiving our initial reaction to the Castle & Cooke project, our attorneys stated our opposition, and met with Castle & Cooke. Our attorneys suggested that we try to negotiate a mutually beneficial alternative to continued opposition, which would lead to litigation that would cost us at least \$100,000 and win us only bragging rights that we limited Castle & Cooke's project by 60 units.



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Our attorneys set up one meeting that included 2 Board Members, themselves, Castle & Cooke representatives and their attorney.

Both sides stated they did not want litigation, but all sides knew the potential for litigation was present. Castle & Cooke never threatened to sue CCLTOA, but it planned to proceed with its development exactly as the plans and the EIR showed. That's why our attorneys advised that we seek an alternative to opposition because opposition for the sake of opposition would lead to litigation that could not gain us anything, even if we won. Avoiding litigation that is not threatened verbally by either side but is recognized as likely is no less important than litigation that has been threatened verbally or in writing.

The Board's position is that we conducted ourselves legally, and responsibly. "

Big Hand of applause from those Present

Lunch served

12:02: The election results announced by Doug Jones

2031 total votes possible

of lots represented at meeting: 87

Rob Adamson:	164 votes
Dortha Boner:	78 votes
Lorraine Contreras:	205 votes
Jack Forkner:	222 votes
Grant West:	200 votes

Bylaws change- approved

Yes:	302 votes
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No:	127 votes
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Valid Ballots received:	582
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Invalid Ballots received:	3 (no signature on ballot envelope)
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Adjourned to regular meeting

Doug Jones thanked Doug Rockey for his time of service on the Board.

Doug Rockey thanked Doug Jones and said he was happy to serve and was always proactive for the children. Thanks for having him

Doug Jones Announcement: Due to some health issues he regretfully resigns effective immediately.



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In Accordance with the By-Laws:

Jack Forkner President
Kevin Gause: Vice President
Lorraine Contreras: Treasurer
Bill Cassidy: Secretary
The Board has 30 days to fill the vacant spot.

Open Forum:

Lot #0870: Was coming home August 8th, a Wednesday night on O'Byrnes Ferry rd. His point is that we should write a letter to the County about removing our Copper Cove Village sign. Why was it removed without our approval? It needs to be replaced!

Lot # 0683: Thank you for touching on the Sawmill Lake. She is concerned about how and why they want to come into our association. I don't know why it is being behind closed doors. When this project materializes, it affects our lives on Cheyenne. Would you please let us have the choice on the control?

Response: It has always been the intent to allow comment on the proposal that is being negotiated. We would be the indicators in litigation if we are in the position to remain opposed.

Lot # 0980: He was on the Board at the time that Castle and Cook came to them for a variance. He thinks the members should have a voice.

Response: Yes, and EVA was discussed- the EVA will include a gated access for emergency vehicles only!

Lot #0939: Had some concerns, but they have been addressed. Thank you.

Lot #0644: Thank you. It's been a real pleasure to come here. Barking dogs- if you are tired of hearing dogs bark. She has a barking neighbor dog. She told the neighbor it was a public nuisance issue, disturbing the peace. Make a petition, you only need 3 signatures, you will get results.

Lot #0145: When he decided to leave the Board, he never meant he would quit working with the association. Regarding the exercise room; people with jobs cannot use it during the hours of operation. He would like to see us figure out a way for them to use it.

Lot #0785: Thanked the Board for all the wonderful work they have done. She has enjoyed the improvements. Focus on the positive- the 2009-2010 Directors have done all that they said they would do! She thanked each director individually, Heather as well.

Jack Forkner: Thanked Alfred and Dell

Julie Eggert: Thanked the Board and office staff.

Meeting adjourned at 12:35 pm