



Copper Cove at Lake Tulloch Owners' Association

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

(209) 785-2688
Fax: (209) 785-2698
Email: ccltoa@caltel.com

Board Meeting 10/21/2010

Present: President Jack Forkner, Vice President Kevin Gause, Secretary Bill Cassidy & Treasurer Lorraine Contreras.

Absent: Director John Salmon

Also Present: Office Staff Heather & Stacy, Representatives of Castle & Cook.

Meeting Called to Order at 6:01pm

Consent Agenda:

- 9/14/10-Study Session Minutes
- 9/16/10- Board Meeting Minutes
- 10/5/10-Budget Meeting Minutes
- 10/7/10-Budget Meeting Minutes
- 10/12/10-Budget Meeting Minutes
- 10/14/10-Budget Meeting Minutes
- Treasurer's Report:
 - Operating Balance: \$129,831.19
 - Reserve Balance: \$238,043.02
 - Accounts Receivable: \$50,225.82

Motion to Approve Minutes and Treasurers Report:

Approved 4-0

ACB:

Treasurer Lorraine Contreras gave a summary.

Maintenance:

Alfred Montoya spoke briefly about new photos hung in hall, donated by Jack Forkner. Everything is going good. Maintenance having a problem with tractor.



Copper Cove at Lake Tulloch Owners' Association

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

(209) 785-2688
Fax: (209) 785-2698
Email: ccltoa@caltel.com

Also they are getting bids to seal parking lot at Black Creek.

Events Committee:

Dianna-Planning the Halloween Dance (10/30/2010). They will not be holding a New Years Eve Dance. Dianna asked if they could use money to purchase Christmas decorations.

Kiva Boat Launch:

Secretary Bill Cassidy gave project status of the Kiva Launch Ramp. Having plans drawn up right now.

Old Business:

None

New Business:

- a) Reserve Contract: *Motion to Approve 4-0*
- b) Kiva Committee Charter: Received a new charter, President Jack Forkner read the purpose of the committee to the members. Fabian to be Chairperson: *Motion to Approve 4-0*
Meetings Second Thursday @ 6:30pm
- c) Reserve Expenses-Septic at \$2,371 and Gate at \$2,386
Motion to Approve 4-0

Community Concerns:

Lot 712- Dave Haley & Paul Stein representatives from Castle & Cook. President Jack Forkner asked that everyone be courteous and respectful. Paul Stein presented the Sawmill Lake Plan-24.3 acres at approximately 880 homes. Lot 712 is approximately 21.4 acres and they would like to resize the lot 712 from its existing 21.4 to 2 acres. CCLTOA Board has written a letter of opposition. Castle & Cook and CCLTOA met to see if there is a way to get the lot resized and provide



Copper Cove at Lake Tulloch Owners' Association

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

(209) 785-2688
Fax: (209) 785-2698
Email: ccltoa@caltel.com

benefits to our association. The EVA would be a benefit to CCLTOA- it would be a controlled access road. The EVA would be deed constricted to keep it from becoming a commonly used public road. The representatives came tonight to answer any questions from the members. The EIR has a traffic impact responsibility to pay into the Copper beneficial fund.

Q: What do you mean by a resize? **Answered.**

Q: So you are just asking for the same thing as you did 2 years ago? ***There was an explanation of the resizing of the lot. It's changed and it's different-Answered.***

Q: Is it the opinion of the Board that anybody can resize their lot? ***It's not an opinion it's what the CC&Rs say. - Answered.***

Haley- It happened in 1994, the exact same thing for Saddle Creek.
Boundary Line adjustment.

Meeting Adjourned at 6:45pm