



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
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Board Meeting **November 18, 2010**

Present: President Jack Forkner, Vice President Kevin Gause, Treasurer Lorraine Contreras, & Director John Salmon.

Absent: Secretary Bill Cassidy

Also Present: Office Staff Heather Van Natta & Stacy Halstead

Members Present: 12

Meeting Called to Order at 6pm

Consent Agenda

Minutes

- Study Session 10/19/10
- Board Meeting 10/21/10
- Executive Meeting 11/10/10 – Lot 712 /Small Claims Court/Road Easement

Treasurer's Report

- Operating Budget \$119,117.77
- Reserves \$236,294.44
- A/R \$48,191.79

Motion to Approve-Passed 4-0

ACB: Member problem with road easement. Courtesy notice unauthorized consent.

Maintenance: Alfred all cracks sealed on pavement, new driveway installed to maintain shop. He's excited about new Kiva Committee.

Events: Dianna Lopez, Halloween went great 234 guest attended. All went well and had a great time. Next meeting on 12/14 will be planning events for 2011. They may do fundraising to help fund future events for 2011.

Kiva: Fabien Hagnere first meeting was held last Thursday, they presented the board with a table showing areas they will work on. They will also be working on the rules one by one and bring suggestions back to the board. He would like the board to give him a head nod on whether or not the board would approve a man gate. Jack & Kevin told him to go forward with the research.

No Old Business

New Business

- I. 2011 Budget: *Motion to approve, Passed 4-0***
- II. Replace John Deere LA150 (Reserves):** Transmission has failed; the board is researching a replacement tractor.



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- III. **Tractor Shed (Reserves):** Also researching a replacement that will be large enough to contain all 3 tractors.
- IV. **Resolution 2011-01:** Annual Assessments & Fees. *Motion to Approve-Passed 4-0*
- V. **Use of Hall on 12/17 for Angel Tree:** The Red Hat Tootsee's sponsors and would like to use hall. *Motion to Approve-Passed 4-0*
- VI. **Fitness Class:** June Andrus is not a member, but she would like to hold a Zumba Class, it will be for members ONLY. We'll put a survey in the next Newsletter to see if there will be any response to these classes.
- VII. **Vote Dianna Lopez onto ACB:** *Motion to Approve-Passed 4-0*
- VIII. **Reserve Expenses, Black Creek Sealing \$1,330.00:** *Motion to Approve-Passed 4-0*
- IX. **Resolution 2010-03:** Expenditure threshold \$500 and more per single item will need board approval. *Motion to Approve-Passed 4-0*
- X. **Use of Hall Fireman's Bingo 2011:** *Motion to Approve- Passed 4-0*

Open Forum:

Marty Schmidt Lot 1824: Has some question regarding lot 712 survey in last Newsletter. She feels that the questionnaire was misleading when it came to option 3. Said do nothing and she's been told that "do nothing" meant that the board would do nothing i.e. stand by and watch them develop lot 712. Jack responded and told her that what she'd been told about option 3 "Do Nothing" meant and was written in with "do nothing" we'd stand by the denial of the variance from 2008.

Fabien Hagnere Lot 2098: Did Jack find that the EVA Castle & Cooke is "giving" us-is it a requirement? Jack responded-No, there is not a requirement for an EVA.

Doug Rockey Lot 145: He has heard that the board has cut the events Budget for 2011. Why can't you put the funds back? These events are in place to bring the community together. He doesn't think the events should've been cut.

Kevin Gause: You can look at it however you want; when we sat down to do the budget we were in a "jam." In these times people cannot afford a rate hike at this time. So we went through item by item and made cuts. We did our due diligence. 2011 will be a maintenance year-to care for the items we already have. The dues have been \$172 for 5 years; we have made comparisons to the surrounding HOA's.

Fabien Hagnere Lot 2098: Has there been any thought into Solar Panels in running the tank & pump.

Kevin Gause: When we have Budget & Study Session Meetings, please come so you can give your input. Don't just come and complain afterwards.

Meeting Adjourned at 6:55pm