



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
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Board Meeting 1/20/2011

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

Absent: Secretary Bill Cassidy

Also Present: Office Staff, Heather Van Natta & Stacy Halstead

Members Present: 20

Meeting Called to Order at: 6:00pm

Consent Agenda-

Treasurers Report:

- Operating Balance \$158,457.28
- Reserve Balance \$231,400.89
- Accounts Receivable \$300,826.30

Minutes:

- Study Session 12/14/10
- Executive Meeting 12/14/10
- Board Meeting 12/16/10
- Executive Meeting 12/28/10

Motion to Approve-4-0, Approved

ACB Meeting- Hearing for lot line adjustment 174/176 needs to be scheduled. Nothing new to report.

Maintenance- Alfred reported a little vandalism; someone stole a pine tree, Kiva water fountain broken & Black Creek park toilet paper holder ripped off in outside bathroom. We were thinking that maybe we should lock bathrooms at night & weekends-we will let board decide. Stove & Oven were not being cleaned after each weekly group that uses it. Heather is drafting a letter to all groups that use hall weekly. A daily checklist has also been implemented to help identify who doesn't clean up after themselves. Alfred will need a tractor a lot sooner than previously thought; Jack & Alfred will go and look at some more next week. We will be purchasing a commercial mower/tractor so that it will be able to handle the load of the work proficiently. They will be striping the parking soon.

Events Committee- Dianna Lopez- We are working on Valentines Dance to be held on Feb. 12th. They are almost done-just need to round up more chairs.

Kiva Committee- Dianna Lopez for Fabien- We have decided that umbrella stands will not be necessary since they have discovered that there are metal rings to anchor the umbrellas to. Susan Larsen (Tri-Dam) will be present at their next meeting on Feb. 10th. They are also working on a member survey to get member's input.



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Tree Committee- John Howsden- Trees are growing and budding nicely. He is asking to replace the 2 trees which will cost around \$36 each.

Old Business:

Tractor Shed- Still having a difficult time finding a level area to install the shed. The building is an enclosed metal carport, and needs a level surface. They were looking at a narrower and longer building to put next to black creek hall instead of the original 26x26 shed, because the ground is more level in that location with those dimensions. The downside is that it would be about 4ft. away from the main building so the ability to back up would decrease in convenience.

New Business:

Director Resignation- Bill Cassidy has resigned from the Board and he will be missed.

Vacant Seat on Board- Motion to accept/appoint Roger Mowery to the Board of Directors as Board Secretary- **3-1 Approved**

Quilters Group- They have requested to use the Hall Bi-Monthly for 2011. Motion to approve: **5-0 Approved**

Weight Watchers Request- Brenda Hicks would like to get a weekly meeting started. She is a member of CCLTOA for 12 years. She will do some research to see what kind of response it would get. No action to be taken.

Fundraiser Proposal Form- Raffles are considered gambling which entails to get a state approval weeks prior. Lorraine- it's pretty much a request form for committees when they want to start a project within their committee. These forms will be helpful to the Board in budgeting in future years also. **Motion to approve- 5-0 Approved**

Tree Committee Proposal- Board will wait to see if there will be any available funds later on in the year for this request.

Committee E-Mail- A committee has asked to have their own email. Jack doesn't see or understand why there should be one. Jack would rather have them come into the office or phone their requests/comments in there. Lorraine explained that in doing so could make office staff quite busy. Jack pointed that not everything has to go to the office. Board will take action- to not allow this- **4-1 Approved.**

Community Concerns:

Open Forum- Renee Irwin- she noticed that the Boat Registration form has been changed and is now required to sign a waiver to release liability for boat ramp use. Also asked is the risk higher while using the boat ramp as opposed to the picnic and BBQ area? Heather stated no risk is higher. Jack wants to do more research. Will revisit after research.

Grant West- Asked for show of hands if everyone thinks that the Kiva is a common area. He read from CA State Civil Code 1361.5. Association cannot deny or restrict access to an owners separate interest or home through a common area. Kevin asked the question-are you truly restricted or denied access to your home when the Kiva is closed? Jack-board will take point into consideration.



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Board Members are as follows:

Jack Forkner-President
Kevin Gause-Vice President
Lorraine Contreras-Treasurer
Roger Mowery-Secretary
John Salmon-Director

Meeting Adjourned at: 6:45pm

Respectfully submitted,

X

/s/

Roger Mowery Board Secretary-C.C.L.T.O.A