



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
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Board Meeting **2/17/2011**

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

Also Present: Office Staff Heather Van Natta & Stacy Halstead

Members Present: 13

Meeting Called to Order at 6:00pm

Consent Agenda:

Minutes:

- Study Session 1/18/2011
- Board Meeting 1/20/2011

Treasurer Report:

- \$221,691.22 Operating Accounts Balance
- \$231,378.11 Reserve Accounts Balance
- \$219,907.46 Accounts Receivable Balance

Motion to Approve Consent Agenda – 5-0 passed

Committee Reports:

ACB Report – Not too much to report, one letter was mailed out for unauthorized construction.

Maintenance Report – Alfred reported that we've got a new part time employee, Richard Duncan. We had 2 demos of commercial grade mowers, the Exmark and Skaggs, they are both nice machines. The oleanders are trimmed up and looking good. A drip system being installed by the water tank, it will be gravity fed.

Events Committee – Dianna Lopez, committee chair reported- last meeting we decided for the flea market we will sell food and keep money to buy some desperately needed items. We have been borrowing chairs to have enough seats at our events. She will be sending out donation letters to seek donations for the Easter Egg Hunt. Valentines Dinner & Dance went well; we had 259 people in attendance. There were 74 members, 146 associate members & 39 guests. It was a large success-from what she has been told. Raffles-the association needs to complete the application and submit the application fee \$20.00. **Motion to Approve**

Raffle – 5-0 passed

Kiva Committee – Fabien, committee chairperson – Committee meets every 2nd Thursday at 10am, Susan Larson rescheduled to attend the March meeting. The committee voted to present the 2 proposals to the board. The proposals will be addressed later in the meeting.

Tree Committee – John Howsden, committee chairperson- all of the trees have been pruned. The horse manure, which is 5 years old, has been delivered. John met with a man who was



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doing back hoe work, he asked if he would be willing to do some volunteer work. They made a deal where John will tutor him in grammar and he will dig holes with his back hoe for us.

Old Business:

Riding Mower – The Exmark Lazer with a Kawasaki motor has the best reviews. A motion was made to purchase the mower for the amount of \$8,097.83 – this is a Reserve expense and will be paid from the reserve accounts. **Motion to Approve Purchase – 5-0 passed**

Kiva Shade – Roger submitted a proposal to provide shade down at the Kiva up on the gazebo level. It is a mesh like material that could be put up and taken down at any time and would provide much needed shade. The proposal will be put on hold until and if the funds become available later in the year. **–Tabled until a later date.**

Jack mentioned the newly adapted proposal forms to allow us to keep track of projects that have been proposed and are on hold until funds become available.

Kiva Boat Launch – During the associations last Study Session there were two guests present, Tim Riley and Susan Larson. Tim had some very nice drawings ready. They will be attending a meeting at The Army Corps of Engineers with Tim Riley and Susan Larson to get pre-approval for the drawings that Tim has drawn. Roger also had a meeting with a gentleman from George Reed who presented a suggestion to assist with the lack of traction on the currently asphalted launch ramp. His suggestions were to put a strip down the middle of the launch ramp to roughen up the surface to allow for better traction and also to allow for proper water drainage off the ramp. Jack explained that the final result of the launch revamp will give us a deep water or year round launch ramp. He explained some of the issues of grading the ramp in order to achieve the deep water or year round ramp. We are looking for a long term solution which is going to be very costly, so we made need to put a band aid on it until we have enough funds to do the long term fix.

New Business:

Kiva Hours/Rules – Fabien Hagnere-the committee would like to have a bulletin board installed-Grant West has volunteered to build the bulletin board at zero cost to the association. The committee would then install it as a committee project. It would be locked and enclosed with Plexiglas. The association will control what information is put in the enclosure. It will be dry erase with possibly a cork board on the other half of the board. The board likes the concept-they would like more information and possibly a reduction in size and a couple of options for location. Perhaps instead of wood posts use steel posts, which the association already has. Question: What's a trial basis? Answer: One season, but whatever the board deems acceptable, perhaps through to the end of the 2011 fiscal year. Jack spoke in regards to the Kiva hours and he would like to implement these times (close at 11pm) for Friday Saturday and Sunday's only, for a 3 month trial basis. Jack asked in regards to the proposed 24 hour request form-how frequently could a homeowner request or submit one of these proposed 24 hour request forms? For instance, could someone turn one in every day for 365 days? Fabien answered-Yes. Jack also asked, does that mean any homeowner could request 24 hours for any purpose? Jack- This does not settle well with him. Jack also stated that there

are different security levels on our gate system. In order to change these levels require office staff to manually change them in the computer. Doing so could not work, because the office is



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not staffed on the weekends, which would allow a homeowner to have 72 hours access. For instance, say a homeowner is to request 24 hours from Friday – Saturday. There would not be anyone in the office to change it. Kevin-Takes his hat off to the Kiva Committee for the work they have put into the proposed rule changes. He has never had a problem with extending the hours but as for the 24 hour requests, he feels it's not something he thinks is a good idea. Kevin-Let's extend the hours at the Kiva to 11pm and see how it goes and then perhaps will look at another extension of hours if need be. Fabien-There was a couple of years that people had 24 hours 7 days a week access and to his knowledge there were no issues. If the board is good with an extension on Friday, Saturday and Sunday's; Then why not 7 days a week? Jack-he would like to ease into it, see if it's even necessary. He feels that we need someone staffed at the Kiva while it is open, Stacy suggested that it's important to have someone there until closing on weekends because that is the busiest time of week. John-there is a liability issue and personnel needs to be present. He wants to see more depth put into the proposed rules. Answer all the, what if's and how's. We are not required to extend the hours at all-this is a community. The people who live on the roads over by the Kiva might be affected by the extension of hours. Lorraine-She disagrees that it is not necessary to have it staffed every hour that it is opened. There is a lot of work still to be done/researched by the committee. A decision will not be made tonight; the committee needs to look at what the cost of redoing the rules signs will be. The Board would like to see some more done and maybe compare our associations' situation to others that are in the same kind of scenario.

Request to Put Community Info in Newsletter – The board discussed it and agreed that only association info is printed in the newsletter. People can buy ad space if they want.

Adam & Kessler – Strike this Item

Open Forum – Jodene Jordan-Commended Fabien for being well prepared. She has lived here for 18 years and never has been to a board meeting before tonight. She has an idea. Two things, one a running track ¼ mile, which she feels will be highly used. She is unsure of the cost in building this, but she is willing to do the research. And the second is a par course, which would be inexpensive and simple to build. Jack explained, that funding is very limited this year-and if you're seriously interested in getting some more information about cost and etc. would be helpful to know what it really entails to build a par course and running track.

Issues & Announcements:

Jack wants to let everyone know about a meeting at Poker Flat last Friday. The sheriff's Department and Tri-Dam are lobbying to generate funds to pay for a sheriff to be on Tulloch for a totally of 40 hours a week. It's still in the planning stages. They are proposing to charge a fee to launch your vessel on Lake Tulloch. The proposed launch fee will depend on the horse power of the vessel's motor. Pricing is \$58, \$68 & \$78. The vote will not be on the voting ballot for Calaveras County, it will be voted on by the Board of Supervisors of Calaveras County. So everyone is encouraged to go to our County Supervisor and let your voice be heard.

Meeting Adjourned at 8:00pm