



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
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Board Meeting

21 July 2011

Present: President Grant West, Vice President Kevin Gause & Treasurer Jack Forkner

Also Present: Office Staff Heather Van Natta & Stacy Halstead

Meeting Called to Order at 6pm

IV. Consent Agenda

- 1) Minutes of Prior Meetings:
 - a) Study Session June 14th 2011
 - b) Board Meeting June 16th 2011

- 2) Treasurer's Report:

Operating Account \$183,340.02
Reserve Account \$269,408.21
Accounts Receivable \$58,398.54

Motion to Approve, Passed 3-0

V. Committee Reports

- a) ACB: Julie Eggert Committee Chair, 3 applications we submitted and approved. 1 home business, 1 Carport and 1 fence.
- b) Maintenance Report: Alfred Montoya Maintenance Supervisor, we've received bids to install electricity and lights in the new tractor shed. Everything is going good- we have a hard time during the summer with the ball field, there are always dry brown spots. They are spending 1-2 days a week at the Kiva to prepare the area for extended hours as stated in the insurance safety report. Alfred is looking at the cost to rent a welder but it may be better to buy a small one so we can repair the small issues that we run into every so often.
- c) Event Committee: Dianna Lopez committee chair, the committee did not have a meeting this month. Came in \$236.16 under budget. Next event is the Harvest Craft Fair.
- d) Kiva Committee: Renee Irwin committee chair, Kiva Social was a great success had a lot of people attend. The 4th of July Boat Parade was awesome the extended hours were well utilized. Had a lot of people come down on the Saturday but Sunday was very slow because the parade didn't have very many boats involved on Sunday.

VI. Old Business

- a) Kiva Lighting & Electric Bids: A/C Electric gave a revised bid to install the 2 lights plus 1 flood light, which would run off existing power at Kiva for \$1850. The permit would cost \$374. Jack explained that our entire Capital Improvement budget is under \$2,000 and with almost 6 months left in the fiscal year he feels it is a bad management decision to exhaust the entire budget at this time. Kevin explained that after the study session on Tuesday he



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had some time to think about this and he also feels that it would be a poor decision to exhaust the fund. Grant agreed that it is not wise to spend all the money with this much time left in the fiscal year. Kevin thanked Renee for working to get these bids. No action Taken- *Tabled*

VII. New Business

- a) Tractor Shed Electrical Bids: Alfred received bids from 3 separate contractors. They were all very different in cost, but the same work would be done. No Action Taken *Tabled*

VII. Community Concerns

NOTHING TO REPORT

IX. Meet the Candidates Forum-Question & Answer Time

- a) Rob Adamson-2037 Wants to get more involved with the community up here. He would like to see more other people get involved as well.

Q. What do you do? He owns a business in the Bay Area-Concrete blasting.

Q. Do you have any previous volunteer experience? Yes, I coached all of my children's sports teams from little league thru high school.

Q. If you are only here 2 times a month, how do you see yourself contributing? He doesn't think physical presence is necessary.

Q. Would you be here more if elected? Perhaps, he can't commit to being here daily.

Q. Are you flexible, can you be here at a moment's notice if needed? Yes.

Kevin stated that there are a lot more than two meetings per month that are needed. Rob feels that by using media such as internet phone conference's to get more people involved would be worth looking into. Kevin feels emergencies arise where private and closed sessions are needed-how can you video conferences be private? Rob feels that by creating video conferences we are allowing more and more people (members) to get involved.

Kevin-I have never seen you before until the Kiva hours became an issue and it affected you.

Kevin said the Board has a responsibility to make sure the rules are being followed and when this Board was made aware of the rules being broken they made sure to get it fixed.

Question, how would you handle a situation like the Kiva hours issue that became very hostile when you are on the Board that is enforcing the rules? Rob-I wouldn't have done anything different-except I would have listened to the members and changed the rules.

Q. Summarize your involvement with CCLTOA since you became a member? I have been to 8 meetings and helped with Kiva lighting for the 4th of July Boat Parade.

Q. What is your agenda and 1 accomplishment you would like to see if you are elected? No agenda-just would like to try and do what the people want. He wants to get more involvement from the membership.

Lisa Boltzen-0520 She lives her fulltime but she feels strongly that all owners are equal and are affected by the decisions made by the Board. It is an ungrateful position to sit on the Board, she said she feels that this is her home and she is willing to volunteer and serve again. She served 2 previous terms.

Q. Do you have any ideas to how to get more involvement? Whether it is media, internet or planning potlucks to gain more involvement, she feels it is imperative that we get more



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people involved for the success of our Association. She has been here 8 years and she has seen so much positive change in the Association.

Q. What is your involvement in the past 2 years? Very little-her husband and her were living away for his job.

Q. Why do you hear that people do not get involved and come to meetings? Futility on the board. Members do know when the meetings are. It's usually something that triggers a member to get here for the meetings.

Enhancing the website and bring it more current-maybe live streaming of our board meetings to get people more interested in the Association.

Doug Rockey-0145 He feels that we all have a personal agenda-he worked on the Board alongside Lisa Boltzen, Doug Jones and Norm Bailey. He feels that we need to help our children in this association and give them something to do. If the children come then the parents come. We as an Association and a community can make changes. Most everyone knows him.

Q. How would you encourage people to vote? It's amazing when you come to the park and talk to someone. Sometimes all it takes is one conversation to carry it thru the community.

Q. Do you have a plan what you want to do in the next 2 years? More community events and functions to gain more volunteers and involvement, he suggests advertising the function up at IGA. The community should be tied together.

Q. When you were on the Board before you said the same things about involvement and nothing was changed or gained? Doug says it was better before this Kiva dispute started last summer and maybe people aren't coming because they don't have any problems.

Art Roberts- Not present

Q. To the current board-how much time do you give to your position on the Board?

Jack 15-20 hrs. a week

Kevin 7-8 hrs. a week

Grant 3-4 hrs. a week

X. Open Forum

Ann Plummer-0673: She got her ballot package in the mail. She questioned a statement made in the Boat Launch document re: Significantly increase property values by doing the Boat Launch. Jack improvements in common areas will increase property values. Ann finds it hard to believe that an improvement to the Boat Launch will increase her home value. Heather explained that the office is called by realtors daily inquiring what the assessments cover and that most realtors become very excited.

Doug Rockey-0145 Hasn't read it but he is been told that people are running around trying to figure out how to do this cheaper. He has been told that non-members used to pay a fee to launch their boats and put the money into a fund to help pay for the improvements.

Julie Eggert-1067 People do not volunteer because they don't care- getting volunteers is hard. No one ever has time or interest some people start and then drop out.

Adjourned at 7:20pm