



Copper Cove at Lake Tulloch Owners' Association

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Board Meeting

25 August 2011

Board Members Present: President Grant West, Vice President Doug Rockey, Treasurer Rob Adamson & Secretary Lisa Boltzen

Also Present: Heather Van Natta

Members Present: 22

Meeting Called to Order at 6pm

IV. Consent Agenda

1) **Minutes of Prior Meetings**

- a) Study Session 19 July 2011
- b) Board Meeting 21 July 2011

2) **Treasurer's Report-** Operating Fund, \$148,418.84. Reserve Fund, \$263,823.03. Accounts Receivable, 55,379.16.

Motion to approve Consent Agenda, *Approved 4-0*

V. Committee Reports

a) **ACB Committee-** Lorraine Contreras was voted back onto ACB Committee.

b) **Maintenance Report-** Alfred and Rich have done some improvements to the Kiva. There are two posts on the gang plank which are aluminum and we need to get a welder that can weld on aluminum. They are building some storage in the hall. Also, Alfred is having surgery on 13 September 2011 and Rich will fill in his position while he is out on recovery.

c) **Events Committee-** Dianna Lopez, Events Committee Chair Person. Harvest Craft Fair is scheduled for 1 October 2011 at 9am - 3pm. The committee will charge \$10.00 per booth space. Also, Dianna has ordered a banner for the corner of Copper Cove Dr. and O'Byrnes Ferry Rd. for advertizing. The committee is also working on the Halloween Dance which is scheduled for 29 October 2011. The Committee asked the board if they could replace the hot dog machines heating element which will cost \$90.40. Motion to approve Reserve Expense-*Approved, 4-0.*

d) **Kiva Committee-** Doug Rockey and volunteers will dig posts at Kiva on Saturday at 1pm for post holes for the new walk-way railing.

VI. Old Business

VII. New Business

a) **Filling Director Vacancy-** Motion to seat Art Roberts in the vacant seat on the Board of Directors; Rob Adamson and Grant West, Yay. Doug Rockey and Lisa Boltzen, No. The Board of Directors took comments from the members who were present.

b) **24/7 Access to Kiva-** Grant put together an application for homeowners to apply for 24/7 access to Kiva. Lisa is not opposed to the 24/7 access. Only if the Associations insurance agent believes that it will not increase our liability. We have to figure out a way to close off the Kiva Beach area. Short term renters should be considered guests and should not have Kiva Access at all. Doug is all for the 24/7 Kiva access. He explained that there is a catch all in California and if our insurance agent told us to do something for safety-then if



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someone gets hurt, the Association will be held responsible. We need to protect the members. There was a suggestion to do it only on a trial basis to start. Mr. Cox recommended a closed circuit system. Grant suggested making a motion to approve, *Tabled.*

- c) **Director Code of Ethics-** Grant would like everyone to sign the document and also implement it to new Board Members to come. Motion to approve Code of Ethics, *Approved, 4-0.*
- d) **Valley Entry Bid to Replace Magnet on Kiva Gate-** The Association received a bid from Valley Entry to replace the magnet on the gate at Kiva. The magnet would be stronger, which would require more effort to break through the gate illegally.

VII. Community Concerns

IX. Open Forum

Rockey- He apologized for not being at the Annual Meeting. He wants the members to know what's going on.

Cox- Short term rentals-the Association needs to address the concerns of the summer rentals. We are the last Association in Copperopolis that still allows it.

Meeting Adjourned at 7:20pm