



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
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Board Meeting 13 September 2011

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

Also: Stacy Halstead

Members Present: 12

Meeting Called to Order at 6:03pm

IV. Consent Agenda:

1. Minutes of Prior Meetings

a) Board Meeting 25 August 2011

2. Treasurer's Report-

Operating Balance \$136,694.05, Reserve Balance \$268,823.03 and Accounts Receivable Balance \$53,980.65.

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

V. Committee Reports:

a) **ACB Report-** The committee approved 1 deck, 2 fences, 1 garage and approved an interior remodel.

b) **Maintenance Report-** Rich present for Alfred who is out on medical leave. Rich will be filling in for his continued absence. Found a bicycle rack on the P & E Trail and moved it up to the parking lot located in front of Black Creek Hall.

c) **Events Committee-** Dianna Lopez is out on vacation.

d) **Kiva Committee-** Renee chair person for the committee. Kiva meetings are every first Thursday at 6pm here in the Black Creek Hall. This past meeting we had 4 members present at the Committee meeting.

VI. Old Business:

a) **Fill vacant Director Seat-** Grant explained that the board discussed the filling the vacant seat at last night's Study Session. There were 4 members that the board considered for the vacancy. David Griffith, Jack Cox, LeRoy Lopez and Art Roberts. The Board feels at this time that it is in the best interest to seat LeRoy Lopez as the 5th member on the Board of Directors. Motion to approve the seating of LeRoy Lopez on the Board of Directors. *Approved, 4-0.*

b) **24/7 Access to Kiva/Hold Harmless Agreement-** The hold harmless agreement form is a form that Rob Adamson wrote up and would like to implement into the office forms for when 24/7 Kiva access is approved. Rob then explained the form in more detail. Dave Giddings who is the associations' insurance agent is present and answered a couple questions some members had regarding this hold harmless agreement. Dave feels this form/agreement is fine and feels there is nothing wrong with implementing it into the daily office forms. Lisa explained to the members that once the rule change regarding Kiva access has been posted 30 days prior, the 24/7 access will be on a trial basis at first to see if members even take advantage of it or if it acquires any



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problems. Grant also explained that when granted the 24/7 Kiva Access the homeowner must sign this and another form that acknowledges that they shall not enter Kiva Beach area at any time after hours and nor should they be parking their vessel over night on any other nights other than what is already permitted.

VII. New Business:

- a) **Employee Time Clock-** Lisa spoke about the clock and she feels that the Board needs to review the employee time cards while signing paychecks. She also feels it definitely is not okay to have an employee paying themselves without a board member over seeing it. The board still needs to work out a few issues on this matter. It is still not known what type of time clock would best be suited for the association employee's. Motion to approve- *Tabled*.
- b) **Schedule Budget Meetings-** The budget meeting shall be scheduled for all 4 Tuesdays in the month of October.
- c) **Check-in & Check-out Log for CCLTOA Truck-** Scratched from Agenda.
- d) **Election Committee-Proposal to Update Bylaws-** The Election Committee proposed a bylaw update to remove the verbiage that requires 10 days between receipt of ballots and the annual meeting. No discussion was made, this agenda item was tabled.
- e) **Election Committee-Proposal to Updated Candidate Filing Form-** No discussion was made, this agenda item was tabled.
- f) **Election Committee-Proposal to Updated Bylaws-** The election committee proposed to update the Bylaw regarding the definition of a member. There was no discussion made, this item was tabled.
- g) **Kiva Committee-Proposal to have Maintenance crew cut Oleanders on Boat Ramp-** Kiva Committee has proposed to have the maintenance crew cut some of the oleanders at Kiva that are blocking members vision who are launching their vessel. No further discussion was made, this item was tabled.
- h) **Kiva Committee-Proposed to Charge a \$20.00 launch fee-** The Kiva Committee has proposed to charge a fee to all Renters, Guests and those members whom do not have a CCLTOA Boat Decal. Grant asked why it was implemented in the past and then removed. Jack really did not know but guessed that it had to do with the handling of the money. There was no further discussion made, this item was tabled.
- i) **Kiva Committee-Proposal to change overnight docking to include Sunday nights-** The Kiva Committee has submitted a proposal to change a Kiva rule which would allow overnight docking on Sunday nights but to exclude any Sunday that falls on a holiday. Motion to approve, *Scratched*.
- j) **Kiva Committee-Proposal to extend the Big Fish contest and to offer money as a prize-** The Kiva Committee has proposed to extend the Big Fish contest to October of 2012 and to offer money as prize that is acquired from the entry fee. Motion to approve- *Passed, 4-0*.

IX. Open Forum

Jack Forkner-702- He wants to urge the new Board not to sort change the Reserve Contribution come budget planning. Jack also spoke regarding CCLTOA's current Reserve Study and also spoke about the past Reserve Study's. Grant reminded Jack that the budget meetings are opened to the entire membership if he would like to be present.



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Julie Eggert-1067- She would like to know if there are any restrictions for advertizing in the CCLTOA newsletter. She thinks it is not fair to have ad space all sold out for the entire year.

The follow Board of Directors will be authorized signers on Rabo Bank & Compass Bank:

- Doug Rockey - Vice President
- LeRoy Lopez - Director
- Lisa Boltzen-Secretary

X 

Lisa Boltzen
CCLTOA-Secretary

Meeting Adjourned at 7:10pm