



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
Copperopolis, CA 95228
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Board Meeting 20 October 2011

Directors Present: LeRoy Lopez- Director, Grant West- President, Doug Rockey- Vice President, Rob Adamson- Treasurer, Lisa Boltzen- Secretary

Also: Stacy Halstead, Heather Van Natta- Office Staff, Richard Duncan- Maintenance Supervisor

Members Present: 10

Meeting Called to Order at 6:00pm

I. Consent Agenda:

1. Minutes of Prior Meetings

- a) Study Session 12 September 2011
- b) Executive Session 13 September 2011
- c) Board Meeting 13 September 2011
- d) Executive Session 3 October 2011
- e) Budget Meeting 3 October 2011
- f) Executive Session 10 October 2011
- g) Budget Meeting 10 October 2011

Motion to approve – 5-0 *Approved*

2. Treasurer's Report-

Operating Balance \$98,663.24, Reserve Balance \$268,870.13 and Accounts Receivable Balance \$51,565.64.

II. Committee Reports:

a) **ACB Report-** Implementation of a letter template, to protect our Committee volunteers. Julie Eggert chairperson of the meeting. The Committee has approved two fences and four outbuildings. The ACB asked the Board to implement a plan to help protect association volunteers with people who are threatening volunteers. Grant asked, "Do you feel we should deal with situations individually or should a policy be implemented?" Lorraine explained that she feels a policy should be implemented. Rockey feels it's more serious than harassment now. Rockey says it is a private civil matter because it's being done outside of Associated Property. Lisa feels that we should be able to protect an individual who is working on behalf of the Association. Julie Eggert – the lying in wait and stalking did happen on Association Property. There was some discussion about whether a person not on deed is a member or allowed to be present at meetings.

b) **Maintenance Report-** Richard Duncan, Interim Maintenance Supervisor. He just finished painting the lines on a portion of Black Creek Drive. He has also placed a lock on the propane on/off valve at stove in the kitchen so it stays in the off position. He will unlock and light for members who rent hall. He has fixed a few things at the Kiva. Ongoing leak problem at Kiva has been fixed. He's also repaired a few other small things at Black Creek Park, i.e., drinking faucet, reflectors and anchored some tables down. Rockey asked Rich to turn on light above porta-potty at Kiva. His biggest need right now is to get a welder.



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c) **Events Committee**- Dianna Lopez, Committee Chair, had Harvest Craft Fair and raised \$315.17 with the permission of the Committee. Hopefully she'll be submitting a proposal for the purchase of new chairs and chair holder. The Halloween dance is next Saturday October 29th and will be the last event of 2011. Reservations are required this year! They have a new storage closet. It's wonderful!

d) **Kiva Committee**- Dianna Lopez. Committee discussed the proposal for an iron range. This is where people will pay for lunch fees so attendants are not dealing with money. They also talked about installing a charcoal box and about cutting back the corner from the right side of the Kiva driveway. They'll be doing further research on it. There were also fundraising discussions.

III. Old Business:

a) **Kiva Access**- Member notification of 24/7 access at Kiva Launch will go out in next newsletter. *Approved, 5-0.*

b) **Proposal to Install Lighting at Kiva**- \$600 for the sodium lights, not installed, Rockey will install. Lisa made a motion to accept the proposal to purchase the lights. Motion to approve, *Approved, 5-0*

c) **Proposal to Purchase New Welder for Maintenance Staff** - Via Alfred Montoya at \$829 after \$100 rebate. After some discussion, the Board feels the next step up to 780p would be the best purchase. Motion to approve the purchase of \$1175. *Approved, 5-0*

V. New Business:

a) **Tree Committee Charter**- John Howsden submitted a proposal for some new trees. The largest cost would be \$2975. The Committee is very flexible with the money and the proposals. John explained where the proposed trees would be placed. The Board approved the charter unanimously. *Approved.*

b) **Realignment of Officers' Positions on Board**- Lisa asked LeRoy to serve as an officer in the capacity of alternate Vice President. LeRoy accepted and will be acting as Second Vice President when Grant or Doug is unavailable.

c) **2012 Operating Budget** - Jack asked how much money had been collected in fines this year. Year-to-date: \$4,850. Jack said he thinks the Board did a good job! Grant read the 2012-01 Resolutions Assessments and related fees aloud. Motion to approve 2012 resolutions and operating budget passed unanimously, *5-0 Approved.*

d) **Association Newsletter Advertising Policy** - The advertising policy will remain the same.

V. Open Forum

Dianna Lopez - Regarding Lot 964, she noticed when she was setting up the tables for the Harvest Craft Fair that the tables are being left dirty by the groups that use the facility. She would like to see this addressed by sending out a letter to all function directors to remind them to clean all tables and chairs. At the Kiva on the fascia of the gazebo, there is some sloppy sealant slapped up and she thinks there might be a gutter guy in town who'll donate some of his time to get it fixed. Rockey asked Dianna Lopez, "What about a car show?"

Meeting Adjourned at 7:15 pm