



## Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive  
Copperopolis, CA 95228  
Website: [www.ccltoa.org](http://www.ccltoa.org)

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### Board Meeting November 19, 2009 Minutes

The meeting was called to order at 6:00 pm by Vice President Jack Forkner.

**Board Members Present:** Vice President Jack Forkner, Treasurer Doug Rockey, Secretary Bill Cassidy, and Director Kevin Gause

**Absent:** President Doug Jones

**Also Present:** Office Staff Nancy Nelson

**Members Present:** 15

#### **Minutes**

From 10/13/09 Study Session-**Approved by Unanimous Vote**

From 10/15/09 Regular Board Meeting-**Approved by Unanimous Vote**

From 11/10/09 Executive Session-**Approved by Unanimous Vote**

**ACB Report-**Lorraine Contreras stated that there are ACB issues that need to be addressed. Regarding storage on vacant lots: she looked in the CC&Rs and the only thing being sold in 1969 were vacant lots, the CC&Rs state that nothing was to be put on a property without approval of the board. She asked to review the CC&Rs and reconsider their position on storage on vacant lots. Regarding metal storage containers: last year there were changes in the policies and procedures the NO METAL STORAGE CONTAINERS was one of the changes. No final vote was taken by the previous board. She asked the board to finalize this rule. A lot of people were fined and asked to remove their containers at their own expense. These two items will be placed on the December Meeting.

**Maintenance Report-**Jack reported that they have repaired the John Deere mower. They ordered a new door to replace the narrow one. Doug Rockey reported that the water at the boat launch is too low to launch pontoon or large size boats-this will be published in the upcoming newsletter.

**Treasurer's Report-**Doug Rockey reported that there is \$222,936.08 in operating funds and \$193,924.38 in Reserves-**Approved by Unanimous Vote**

**P&E Trails Report-**Kevin reported that there are equestrian crossing signs that have been coming up missing

**Tree Committee Report-** John Howsden and Anne Plummer of the "Tree Committee" were present. They explained the master plan and the 3 phases. Phase 1 is basically getting irrigation to the areas where they would like to plant trees during phases 2&3. They have received 2 bids from professionals in irrigation. The bids are between \$18,000 and \$34,000. They feel it is very important to have this done by a professional. Phase 2 would include 22 box trees & sod. The cost for phase 2 is approximately \$12,000. The sod would be delivered and installed; the trees would be delivered only. Phase 3 would be nearly the same as phase 2.

**Garden Committee Report-**Maggie Rollings reported that the committee is meeting on the 4<sup>th</sup> Thursday of the month at 6 pm. She asked if they could post a list of materials on the website-asking for donations. The board has received their committee charter. They need a fence that is at least 8 feet tall to keep the deer out of the garden. A member of the audience stated that deer will not jump a fence with white streamers on it.

**Little John Park Committee Report-**Maggie Rollings reported that committee is meeting on the 4<sup>th</sup> Thursday of the month at 7 pm. The plan is to cut a 5' dirt path and pave 3' of it on the inside. They are still in the planning stages-it will cost approximately \$28-\$30 thousand to pave path. They will be researching grants and funding to help assist with costs.



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### **Old Business**

- a) ACB Fire Prevention Change in Policies & Procedures- **Approved by Unanimous Vote**

### **New Business**

- a) **Resolution 2010-01-Approved by Unanimous Vote**
- b) **2010 Operating Budget-Approved with a \$27,000 reserve contribution by Unanimous Vote**
- c) **Resolution 2010-02-Approved by Unanimous Vote**
- d) **Weed Control Quotes**-Motion was made to accept the quote from Foothill Pest Control-**Approved by Unanimous Vote**
- e) **Permanent Funds Transfer of Motherlode Bank CD to Reserve Fund-Approved by Unanimous Vote**
- f) **Maintenance Projects**
- ❖ **Fence at Kiva**-2 sealed bids have been received, the Board will adjourn to an executive session to make a decision. **Bid awarded to Alderson Fencing by Unanimous Vote**
  - ❖ **Kiva Rules Sign**-Jack has gotten prices from 2 companies
  - ❖ **Black Creek Well**-Jack has met with 2 compaines, Precision Pumps, and Tanko Well Drilling. Jack has submitted a request to the California Department of Water Resources to obtain documentation of what our well is capable of. Once we have received the report Tanko will make their best recommendation based upon the capability of the well.
  - ❖ **Lack of Storage at Black Creek**
- g) **Black Creek Park Gate Hours**-there was discussion on keeping the gates open only Monday thru Friday 8 am to 8 pm and keeping them closed on weekends. The office can program the gates to hold open when there are functions being held in Black Creek Center. There was a motion to close the gates on weekends and keeping them open M-F from 8 am to 8 pm, beginning on January 1<sup>st</sup> 2010-**Approved by 3-1 vote**  
Notice will be put in Newsletter.
- h) **Employee Job Descriptions**-they were distributed to each board member, they will vote after Doug Jones has returned from vacation.

### **Open Forum**

**Lot 964**- she has mirrors for Fitness Center she would like to donate approximately 2 or 3 5x6 mirrors. The board thanked her. Her and her husband would like to donate gutters to the building of the snack shack at the baseball field- she will contact Jack Paolucci. She thanked the people who volunteered at the Halloween Dance; it was a great success, and fun. The pictures from the dance are posted on the website. Kudos to Nancy for the newsletter-she would like to see more it is very interesting.

**Lot 8A158**-she is the President of Unit 8A-she spoke regarding the members of 8A paying "double dues" the board of 8A would like to meet with our board possibly at a study session. They would like something in writing from our board.

### **Announcements**

Christmas Party following the December board meeting, we will be honoring our "Volunteers of the Year".

**Meeting adjourned at 7:40 pm.**



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