



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
Copperopolis, CA 95228
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Board Meeting

16 June 2011

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

Also Present: Heather Van Natta & Stacy Halstead, Office Staff

Members Present: 18

Meeting Called to Order at 6:01pm

I. Consent Agenda:

1. Minutes of Prior Meetings:

- a) Study Session 17 May 2011
- b) Board Meeting 19 May 2011

2. Treasurer's Report:

Operating Account, \$201,036.70 Reserves, \$269,207.59 Accounts Receivable, \$66,310.02.
Motion to approve Consent Agenda, **Approved 3-0**. Jack Forkner clarified some misconstrued ideas surrounding the Reserve Account.

2009-22.45% \$48,000 Contribution

2010-31% \$25,000 Contribution

We currently use a different Reserve company than was done by sight visit in 2008. In 2008 browning Reserve did it, we now are contracted with Association Reserve. Jack explained the "site visit" study done every 3 years and the study updates done annually for 2 years without site visit. When the study is done, it is up to the Board of Directors to ensure that every component-usually capital improvements-they have to be added to the study therefore adding to the amount of money needed to maintain/repair/replace all of the components, as in Reserve Liabilities. He urged everyone to pay attention to the Reserve Balance and money contributions to ensure the Association is financially able to maintain our assets. It is important to take into account when we add new items, it increases our Reserve Liability.

II. Committee Reports:

- a) ACB Report- We have approved several small buildings.
- b) Maintenance Report-Alfred, they have finally burned the large burn pile and that is what the smoke is from. He roped off a small section in front of the parking lot and planted grass seed and it is growing well. His maintenance assistant built an excellent work bench for their shop. Alfred would like to ask an electrician to give us bids to run some power into the new tractor shed.
- c) Events- Dianna Lopez, not much committee is working on. July 2nd Picnic on Sat. 7/2 at 11am to 3pm. Still looking for volunteers. Snow cones, cotton candy, water slides and great food.



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- d) Kiva- Renee Irwin, Committee chairperson had meeting on June 2nd, 7 people attended. Waiting on license from Department of Fish & Game, then they can start the Big Fish Contest. Kiva Mixer will be held at Kiva this Sat. 5pm to 8pm. They are working on setting up some temporary lighting in order to extend the hours for the 4th of July boat parade on Sat and Sun night. Renee will get the temporary lighting up and then contact the office to arrange a meeting to ensure the lighting is sufficient for safety reasons. We will advertise the Kiva extended hours for the 4th of July.

III. Old Business:

- a) Big Fish Contest- Expense \$56.14, which will be paid out of Kiva Committee. Motion to Approve Contest, **Approved 3-0.**
- b) Kiva Boat Launch Proposal- Jack gave some background. We will be mailing a ballot to the membership asking for opinions to determine the way to proceed-whether they will be willing to pay a onetime special assessment. The information will give estimates and options. The ballot is not to approve a special assessment, just an idea of what the membership wants. Jack read the document that he drafted pertaining to the boat launch. The document gives some history, issues with the current launch ramp. The document he drafted is being proposed to mail out the membership along with the candidate ballot this year. The document asks for the member's opinion, NOT approval of the special assessment or the project as a whole. Rocky asked would it be possible to do fund raising to help offset the cost of redoing the ramp? It's a lot of money!
- c) By-Law Change- Strike item from Agenda.
- d) Fees for Common Area Use to Offset Cost- Propane are 60% over budget already. When people use this facility they use the Associations supplies as in, toilet paper, paper towels, water, electricity and etc. There needs to be a proposal written to possibly charge a small fee to use the facility. However the small groups that meet here (community groups) weekly for a couple hours. Motion to approve, **Tabled.**
- e) Tri-Dam bulletin Board- Kevin explained that the Kiva Committee was planning to erect a member's information bulletin board. Then one day a bulletin board was put up by Tri-Dam at the Kiva in an unsafe spot, Kevin thinks we should take it down. Kevin made motion to remove Tri-Dam's bulletin board, Jack 2nd it. **Motion Denied.**

IV. New Business:

- a) Playground Fencing Proposed by Copper Mom's Group- Our insurance agent adamantly said no to the proposal, as for it may cause more of a liability then safety.
- b) 24/7/365 Kiva- No Action Taken.
- c) By-Law Change-Drug Testing for Board Members- There was some discussion regarding cost and etc.-No Action Taken
- d) CC & R- Change to restrict rentals & etc. Item Stricken
- e) Sinclair Bid for Black Creek Asphalt- \$3,860 Asphalt expense, Reserve expenditure. Motion to Approve/Accept the bid from Sinclair Construction and approve the \$3,860 Reserve Expense to repair asphalt in Black Creek Parking lot-**Passed 3-0**
- f) Association Website- There was discussion on appropriate ways to run a website.
- g) Association Expenditures for "member only" Functions- Item Stricken



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- h) Christmas Decorations- Dianna Lopez explained that she was under budget in excess of \$3,500 in December of 2010. Dianna Lopez asked the Board at the end of the year (2010) if she could spend some of the carryover money to purchase Christmas decorations for the association-they belong to CCLTOA. She had been bringing decorations of her own from home to decorate the hall for the holidays.
- i) Lighting Safety Issues Resolved at Kiva Prior to Mixer- The event is during regular Kiva hours. Non issue.
- j) Thermostats at Black Creek- They are already being programmed as said.
- k) Hot Water Heater at Black Creek- Kevin would like to seek some bids to get a tankless hot water heater, only uses propane when you use the hot water, which would save the Association money. We are going to research cost and etc.
- l) RFQ for Electrical Work at Kiva- Kiva Committee is seeking bids from electricians to comply with Associations insurance agent's findings.
- m) Culvert for Black Creek Center Pathway- Grant will talk to Michael Gaudio regarding this issue.
- n) P&E Trails Maintenance- Kevin Gause, committee chairperson- has resigned.
- o) Extended Kiva Hours on 4th of July Weekend for Boat Parade- Grant West requested to extend the hours at Kiva from the regular 9pm to 11pm for Saturday and Sunday night for the annually 4th of July Boat Parade. With the stipulation that the lighting issues is met and or resolved (even temporarily) for this event, the rest of the board see no problem in doing so. Motion to Approve Extended Kiva Hours for 4th of July Weekend Boat Parade-
Approved 3-0

V. Community Concerns:

Nothing

VI. Open Forum:

Nothing

VII. Issues & Announcements:

Nothing

Meeting Adjourned at 7:30pm