



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
Copperopolis, CA 95228
Website: www.ccltoa.org

(209) 785-2688
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Board Meeting

21 April 2011

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

Also Present: Stacy Halstead, Office Assistant

Members Present: 27

Meeting Called to Order at 6:03pm

IV. Consent Agenda

1. Minutes

- a) Study Session 3/15/2011
- b) Board Meeting 3/17/2011
- c) Study Session 3/23/2011

2. Treasurer's Report

Motion to Approve Consent Agenda- 4-0 *Approved*

V. Committee Reports

- a) ACB- Julie Eggert Chairperson- The committee had plans submitted 3 outbuildings, 2 sheds and 1 carport. All going well.
- b) Maintenance- Alfred- Everything is ready for Easter Egg Hunt. Doing a face lift on BBQ area. A new row of Legacy blocks was put in down at Kiva. Other than that everything is going smoothly. Jack asked how the sprinklers are working out. Alfred explained how they are not handling the work load. Some discussion was made on how to address the issue.
- c) Events- Dianna Lopez, Committee chair person- Events committee meeting was held on 4/11/2011 and wrapped up for Easter Egg Hunt, they stuffed over 3,400 plastic eggs. The community donated \$290.00 to the committee. Also discussed May 14th Flea Market. Dianna is getting the banner made to advertize the event. Dianna will be putting ads in the local papers also to advertize the may 14th event, she will be posting in the Pine Tree, Copper Gazette, Union Democrat & Craig's List. July 2nd will be the date for the Independence Day Celebration 11-3pm. Committee will get more BBQ grills. Next meeting is scheduled for May 9th. Pam and Doug Rockey will make wood signs for placement of ad signs throughout the community.
- d) Kiva- Kiva meeting was held 4/14 Fabien stepped down. Renee Irwin has assumed position as committee chairperson. Discussion was made regarding the proposed "Mid Summer Mixer." The committee is changing the committee meeting time and date to the first Thursday of the month at 6pm. Discussion was made about the Quagga Muscle. Grant educated members about muscle and how the county proposes to regulate/ inspect/ fund the proposal.



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e) Tree Committee-No committee members present.

VI. Old Business

- a) Kiva committee proposal- due to timing on submission of the proposal, this agenda item has been tabled.
- b) Tractor Shed-Stem walls were put in by Del Cloward. While Mr. Cloward was digging trenches for stem walls he caused some damage to the existing asphalt on the interior of the stem walls. Roger called Mr. Cloward to see what could be done to resolve this matter. Mr. Cloward said he would provide labor if the Association would provide materials. Shed is scheduled to be here and installed Thursday 4/28 or Friday 4/29. Jack wants approval for 1 cubic yard of cement not to exceed \$100.00 in cost for repairs of damaged asphalt. Motion to approve repairs- 4-0
Approved.

- c) Kiva Status Update- Tim Riley Architect for Kiva Boat Ramp provided a set of plans for Board & Members to see. Purpose for design is for year round use of launch ramp. Tim spoke how he designed the proposed ramp. Tim took some questions & answers from the members and board about his design. Tim stated the current ramp is a single 12' lane launch ramp which in the proposed plans he has designed the ramp to have two 15' wide lanes. Tri-Dam is supportive of concept and design. Tim has hired a geo-technical engineer. Jack said the idea of doing this is to save money in the long run in cost of maintenance and repair work. Board thought to include to the current homeowner assessments a small onetime special fee to help off set the cost for the improved ramp. This newly proposed ramp would save us money in the future. Putting in a cement ramp is costly now, but saves the association money for the future.

Civil Code 1361.5 reads that any homeowners' association cannot block a homeowner access through a common area to the residence. The association received a letter from the associations attorney concurring that CCLTOA is not in violation of this civil code. Considering that the electronic gates always allow a homeowner to exit the common area at anytime of the day. And also, since there are not any home's in the association within the gates of the common area. Some discussion was made how to extend the hours or make the Kiva a 24/7 common area. Kevin explained why the board took away some homeowners 24 access to the Kiva. Jack informed the members that our attorney suggested we invite our insurance agent to come down and look at the Kiva to assess the lighting conditions. Dave Giddings who is the associations insurance agent sent a letter of ways to address the lighting issues down at Kiva. In Dave's findings he suggested we trim some bushes that could allow more light in some areas, along with adding some type of light fixture to the top level inside the gazebo. All the areas of his finding was to avoid a liability issue. Alfred & Rich have already been making appropriate changes in direction of board and Mr. Giddings suggestions.



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VII. New Business

- a) Proposed By-Law change- Scratched
- b) Committee Handbook copy righted by Secretary Roger Mowery. Board like the proposed handbook and wants to implement it in our daily office documents for Association Committees.
- c) Black Creek Park Issues- Alfred- He needs a 30' culvert pipe to illuminate flooding problem down by BBQ pits and bridge. Board will look around; Kevin already called to get a price. Second issue is the asphalt is becoming damaged due to excessive amounts of rain we had this winter, which has caused water to accumulate underneath it and has damaged it in different areas. Grant offered to walk around Black Creek property to look at the problem areas and come to a resolution on this matter.
- d) Transfer of Money between Accounts- \$5,705.00 is due to reserve account from 2010 depreciation of tractor. \$73,347.00 is due to reserve account for 2011 contribution. Motion to Approve Transfer- 4-0 *Approved*.
- e) Events Committee Proposal- 2 years ago the Association use to hold a Christmas craft fair. The events committee would like to reinstate the event and rename it The Harvest Craft Fair. Events committee would like to schedule it for 1 October 2011 and sale booth space and other such items to raise money for tables and chairs for the Black Creek Hall. There would be no cost to the Association to hold this event. Motion to Approve Event- 4-0 *Approved*. Events committee would also like to hold a "Mid Summer Mixer" on 18 June 2011 down at Kiva between 6-9pm. It would be a low cost event to the Association. Motion to approve event- 4-0 *Approved*.

VII. Community Concerns

Nothing to report.

IX. Open Forum

Rockey-145 Doug spoke regarding P&E Trails. He feels all the Associations trails should have been opened and operable as of yesterday (4/20). Jack and Kevin answer saying the trails are opened and operable. Doug responded by say only the trails near Black Creek are opened. He's concern is that the trails up by little John Road are being blocked nearby property owners fences. Doug feels he is not the only person who wants the trails to be finished up on Little John Road. Jack responded by asking Doug to get all the people he speaks of together so them and the board can discuss the issue.

Booner- Rented the Black Creek Hall for 4/28 for a Town Hall meeting, our county Supervisor Darren Spellman will be hosting to do a meet and greet and will also be available to take questions and answers.

Gause-The Associations insurance man, Mr. Giddings stated that painting lines in certain areas is a good way to avoid any liability issues resulting from injuries. So why are the lines that Roger painted a issue? Why not the paint that has been down at Kiva below the point an issue? Kevin just educated that the line was put in place for a safety issue and that it has been dealt with.



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Meeting Adjourned at 8:30pm

X_____

Roger Mowery

Secretary

C.C.L.T.O.A.