



Copper Cove at Lake Tulloch Owners' Association

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Board Meeting 7/16/09 Minutes

Meeting called to order at 6:15 pm, by V.P. Doug Rockey

Present: Norm Bailey, Doug Jones, Mel Thompson, Doug Rockey

Members Present: 56

Open Forum:

Doug Rockey announced that the time limit during open forum of 5 minutes will be strictly enforced this evening.

Lot 756-she wrote a letter to the board in favor of the new weed control standards. She is a firefighter with both Copper Fire and Cal Fire and knows the importance of weed clearing and defensible space.

Lot 0081-Dennis Dooley introduced himself as a candidate for the CCWD board of directors.

A member wanted to know why we are spending money on these picnic stations and he doesn't know anything about it?

Lot 870-Thanked Barbara Whittley for the great job she did coordinating the 4th of July picnic. It was really great. He would like the board to authorize him to spend \$60 to purchase a plaque in honor of Payless IGA for their continuous support.

DeWayne Jackson-asked the candidates "what their position on allowing little league to use the ball field and to build a snack shack?"

Lot 375-He's been here 5 years and this is his first meeting. His property is cleared to 100 ft -but there are neighboring properties to his home that are not cleared and he wants to know why.

Lot 1058-The fire hazard drawing in the newsletter is totally off scale. How are we going to enforce the people who aren't cutting?

Lot 0083-She would like the board to authorize use of Black Creek Center twice a week to do a strength training class for senior citizens.

Candidates Statements:

Bill Cassidy He has new agenda, he's here to support the association, and he likes what he sees and would like to see it continue. He absolutely supports Little League! **Q: What accomplishments did you make as President of Unit 8A? A:**

When he took over as President there were a lot of places down there with a lot of junk. He had owner's clean their property up, he also cleaned the greenbelt areas. **Q: What are your thoughts on merging 8A & CCLTOA? A:** He would support the idea if it were supported by the members of both associations-by way of vote. There would be benefits to 8A if they merged CCLTOA could enforce governing docs. He is very pro-active for children of the community.

Jack Forkner: Retired US Air force officer-20 years, Lockheed Martin-15 yrs., He currently does photography; he has designed, developed and maintained the computer systems for CCLTOA. He is a member of P&E Trails, ACB. His goal is to establish teamwork within the Board of Directors. You cannot run an association without a board working together as a team, it cannot function very well. Being a director is not a one or two night a month job. He has the time, the energy, and the capacity to offer as a director. **Q. Will you come prepared to a meeting? A:** Yes! **Q: You sound very organized- Did you resign from the trails committee for lack of teamwork? A:** Yes & No-to concentrate on another area. As far as merging the associations-at first glance he would say yes, it seems to make sense to him. He would have no problem allowing little league to play here and build a snack shack, he would like to know who is going to fund it and construct it. **Q: You seemed to have a personal bias against the construction of an EVA Road at the end of Cheyenne Road-will you vote against the project because of that bias? A:** I was against the proposal that was presented with the EVA Road proposal; I am against the extraction of a 20 acre parcel from this subdivision.

Kevin Gause: Jack Forkner is always prepared! Firm, Fair and Consistent is what I will offer to the HOA. I moved here in 1992 and I've never seen firm, fair and consistent across the board. What's good for one, has to be good for all. I am



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thrilled to see little league playing here-we are a community. There are by-laws and CC&R's that need to be revised. I am all for the merge of the two associations. I will give it my best shot to be firm, fair and consistent. **Q: What is your solution for consistency?** **A:** I'd like to see less restrictive guidelines.

Doug Jones: I've had the opportunity to serve on the board for the past 9 months and would like to continue on. It was a difficult year last year with the passing of Ray Swilley. I was interested in reading Mel Thomson's bio where in it he makes reference as to the state of the finances-he was the treasurer last year and stepped down from that position. I support the joint venture with little league and will continue to support them. I am not willing to be liable for 8A, nor am I in favor of the proposal made by Castle & Cook where they would construct a EVA Road and remove a 20 acre parcel from CCLTOA. There are expenses and reimbursement guidelines in place now. We have guidelines and pre approval for expenses in place now.

Mel Thompson: I have been a director for the past two years and I do know about property owner associations. My goals when running for the board last term were: to become self managed, we were managed by a management company that was costing us \$100,000.00 per year. I wanted to see us following our governing documents, and free our amenities from public access. I am interested in the finances. We have reserve accounts to take care of maintaining our property. When the budget is done each year the board is supposed to tell the members how they will be spending their money. There is \$123,000 left over from previous years and it needs to be returned to the owners. **Q: What if we were to lower our dues, and then next year we needed money-we can't just bounce the dues back up that high?** **A:** We can assess special assessments in cases like this. **Q:** What are you going to do differently than in the past two years? **A:** It takes three Directors' to make something happen-I can't do it on my own. **Q: What about new CC&R's?** **A:** Never going to happen.

Gary Whittley: I've been a resident of Copperopolis for 14 years. I've been a part of children's activities & adult activities-you don't have to be on the board to make changes, just be involved. The board has a responsibility to go over the finances and make sure everything is in order. I'd like to make changes. **Q: Your bio said something about spending equal amounts of money on all common areas-aren't they all different and require different maintenance? Also, I've been a witness to your outbursts and extreme behaviors during meetings-if you are re-elected are you going to change your behavior?** **A:** No I am 57 years old it's not going to happen.

Approval of Minutes:

Board Meeting on 6/18/09-approved with a unanimous vote

Study Session on 7/9/09-Director Jones read the minutes aloud to the members.-approved 3-1

ACB Report: the weed clearing rule change is not a new rule-just trying to clarify; the drawing is just an example. We are just trying to clarify what was intended.

Maintenance Report: construction at the park is still underway. There is some dry spots on the ball field working to solve this problem.

Treasurer's Report: currently \$371,121.23 in short term securities and \$103,793.21 in operating funds.

Trails Report: Need to do some clearing on the trails. Some signs have been stolen. They meet the 1st Thursday of the month at 6 pm at Black Creek Center.

CCPBC Report: the charter has been received and signed by the board. They need approval for \$650 to have the master plan done by Dave Sparks. Motion was made to accept the charter of **Copper Cove Parks Beautification Committee (CCPBC)** passed with an unanimous vote. Motion was made to pay the \$650 out of the reserve account (landscaping) passed 3-1

Events Committee: they fed 379 people at the 4th of July picnic. They are requesting additional funds to of \$1500 to \$2000 to add two more events to the 2009 event schedule.

Old Business:

a) **Picnic Stations:** motion was made to accept the proposal from Ralph Teeples-passed 3-1



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New Business:

- a) *Investigation into debit charges:*** As discussed in the study session on 7/9/09-Doug Rockey looked into the debit charges and did find most of them to legitimate expenses. Mel stated that to hire an attorney would cost at least \$2000, and it doesn't appear to be a misappropriation of funds-and if it is then we should proceed legally.
- b) *2nd Quarter 2009 Financials:*** motion was made to approve-passed 3-1
- c) *Little League Snack:*** they will bring to the board an itemized list of who'll be paying for and doing what, and an agreement to be signed between little league and the association, noting that little league understands that they will have to approach the board annually to obtain permission to use the ball field for the season.
- d) *Budget Meetings &Capital Improvement Items:*** The new board will schedule the appropriate budget meetings- Tabled
- e) *Additional Funds for 2009 Events-***Motion was made to approve an additional \$2000-passed 3-1 Mel said we don't have the money
- f) *CAI Training for New Board & Staff-*** Norm recommended spending some money and sending our staff and new directors to the monthly luncheon held by CAI. He mentioned that there may be a program available where CAI will send someone out to do so in depth training for the new directors. Heather & Norm will do some research.- Tabled
- g) *Reimbursement and Expenses Approval Procedures:*** a document prepared by the office staff was presented as a draft to the directors. Mel feels directors should not be compensated for expenses and mileage.-Tabled
- h) *Fitness Room Waiver & Rules:*** Mel asked if this document had been discussed with our insurance agent. Heather will call Dave Giddings (insurance agent) first thing in the morning. Motion to approve the documents for 90 days-passed 3-1
- i) *Refund \$123,000 to members:*** Motion was made to leave the monies and let the new board decide how to budget it into 2010-passed 3-1

Issues & Announcements

Lisa Boltzen has resigned from the board of directors effective July 15, 2009.

Open Forum:

1058-he spoke to Barbara Whitley about the weed clearing rule proposed change-a second vote is required by the board before it will happen. He disapproves.

Doug Jones has asked the other directors to rescind the notice of the rule change and has gotten no response.

Kevin Gause discussed the candidate filing form and asked why some filled it out and others did not? He asked why there are not background checks done on potential directors?

2098-discussed the weed control, and commented that it doesn't matter because the ACB doesn't enforce anything. Rockey said that we will hold and ACB violations meeting.

Meeting Adjourned at 10:37 pm.