



Copper Cove at Lake Tulloch Owners' Association

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

(209) 785-2688
Fax: (209) 785-2698
Email: ccltoa@caltel.com

Board Meeting Minutes August 20, 2009

Call to Order: Meeting was called to order by President Doug Jones at 6:00 p.m.

Directors Present: President Doug Jones, Vice-President Jack Forkner, Treasurer Doug Rockey, Secretary Bill Cassidy, Director Kevin Gause.

Members Present: 45

Open Forum: There will only be one Open Forum during the meeting tonight and it will be at the end of the meeting. Time limits will be imposed. Members were informed.

Approval of Minutes: Motion was made to accept the minute from the regular Board of Director's meeting July 18, 2009. Minutes were approved with a unanimous vote.

ACB Report: Barbara Whitley has resigned from the ACB. Lorraine Contreras will accept the position of chairperson.

Maintenance Report: Playground at Black Creek Park is finished. Some work is needed at the Kiva: several of the planks on the finger docks are raised and need to be replaced with new ones; 5 BBQ pits need to be replaced because the wall mounting brackets are too small. Director Doug Rockey is now in charge of Kiva maintenance and Director Jack Forkner is now in charge of Black Creek maintenance.

Treasurer's Report: As of August 19, 2009, Operating Funds \$78,961.78. Reserve Funds \$375,607.64.

P & E Report: Request for more volunteers to continue maintaining the trails. Volunteers can email or phone office.

Tree Committee: J. Howsden, Master Plan walked the property with Dave Sparks. Master Plan should be done this week.

Old Business:

- a.) Capital Improvement Items and Budget Meetings.
Items will be discussed at Budget Meetings scheduled for 9/1, 9/15, 9/29, 10/13 and 10/27.
- b.) Re-Imbursement of Director Expenses Guidelines
Motion to accept Guidelines. Approved by unanimous vote.
- c.) ACB Fire Prevention - Proposed Rule Change
The Board agreed that this rule, as it is written, is confusing and subject to misinterpretation. The root of the problem is vacant lots. Cal Fire does not address vacant lots. They sent the rule back to the ACB for rewrite.

New Business:

- a.) Check by phone payment option. Motion was made to set this up through www.ilovechecks.com and to charge a \$3 transaction fee. Motion was passed by unanimous vote.
- b.) Motion to appoint Jack Forkner as Vice President. Passed by 4-Yes, 1-Abstain.
- c.) Retaining wall around playground was included in the Reserve Study and should therefore be a reserve expense for 2009. Motion to use \$12,051 from Reserve Account. Passed unanimously.
- d.) Printer/scanner in CCLTOA office is not working and needs to be replaced. Suggested Lexmark Laser machine with wi-fi designed for heavy use, \$900 approximate cost. There is \$7,957 in the Reserve Account designated for office equipment. Motion made to spend \$1,100 plus tax and 20% for extended warranty. Passed unanimously.
- e.) Copper Kids Club request for 2009-2010 Black Creek Hall usage. Motion made to allow. Passed unanimously.
- f.) Attorney Demand Lot 918. Response was mailed denying responsibility for the roads, however it was noted that the CC&Rs still state that we are. Motion made to change the CC&Rs. Passed unanimously.
- g.) Kiva Revised Rules. Make two more revisions: "No overnight docking for boats not displaying a current CCLTOA decal."; and "15 and under must be accompanied by a person 18 years or older." Motion made to accept with those additional revisions. Passed unanimously.



Copper Cove at Lake Tulloch Owners' Association

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

(209) 785-2688
Fax: (209) 785-2698
Email: ccltoa@caltel.com

- h.) Playground Shade. Received a bid from Ralph Teeple. Board will seek at least 2 other bids for this project. Bids will be for exact same specifications with timelines for project completion. Tabled.
- i.) Fence at Kiva. Decision deferred to see if staff can build this fence along Lot 2171.
- j.) Little John Park Committee. Maggie Rollings, Lot 498 would like to have recognition as a formal committee. The property would be perfect to have walking trails, a par course, or a skate park. Motion made to recognize the committee. Passed unanimously.
- k.) CCLTOA Community Garden Committee would like to have recognition as a formal committee. Motion made to recognize the committee. Passed unanimously.
- l.) Definition of Director's Roles and Responsibilities: Jack Forkner – Black Creek Maintenance; Doug Rockey – Kiva Maintenance; Bill Cassidy - CC&R's and Bylaws update.

Open Forum:

Lot # 223 Said we need a place for a skate park. He is willing to donate "whatever." Said we need to do something for the kids.

Copper Parks & Rec – Discussed previously. When is Board going to respond as to how Copper Parks & Rec can approach or work with the Board.

Lot 1576 Bryce Burton is 17 years old and has Mersa? Is paralyzed. We need to do this park for kids.

Lot 8A109 Strongly encourages a skate park for the children. Lil Outlaws Outpost is sponsoring a coat drive, "Coats for Copper Kids", September 1 through October 9, 2009. Motion made to designate Black Creek Hall as a receiving site for coat donations. Passed unanimously.

Lot 870 Complimented the Board for placing Open Forum at end of meeting. Requested Board to consider having Board meetings on Saturdays at 10:00 a.m.

Lot 870 Would like approval to purchase a plaque for the IGA. Cost approximately \$60.00 Motion made to approve and to reimburse Norm Whitsed for the expense. Passed unanimously.

Sign for Copper Cove at O'Byrne's Ferry Road \$3,000. County will let us put it up.

Issues & Announcements: Barbara Whitley resigned from ACB and Events. We are in need of volunteers. Dianna Lopes, Pam Rockey and Melissa High volunteered.
Valentine's Dance and Halloween Dance – Rockey

Meeting Adjourned: 8:27 p.m.