



## Copper Cove at Lake Tulloch Owners' Association

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

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

### Study Session October 13, 2009

#### Minutes

**Call to Order:** Meeting was called to order by Vice-President Jack Forkner at 6:02 pm.  
**Directors Present:** Vice President Jack Forkner; Treasurer Doug Rockey; Director Kevin Gause .  
President Doug Jones arrived at 6:15 p.m.  
**Directors Absent:** Secretary Bill Cassidy  
**Also Present:** Nancy Nelson, Office  
**Members Present:** Jack Paolucci, Lot 0393; Fabian Hagnere, Lot 2098.

#### Review Agenda Items for Board Meeting Scheduled on October 13, 2009

##### ITEM 1. Letter from ACB to Board of Directors

Regarding storing items on vacant lots. There are no ACB or CC&R guidelines, therefore there is no violation. Items in question are not trash. This is rural property and ranch items are being stored there. The Board chooses to take no action at this time. Advise complainant to contact the County.

##### ITEM 2. Revised Kiva Rules - Final Vote

The 30 day notice has been fulfilled. Board has reviewed the rules previously. Vote will be taken on Thursday.

##### ITEM 3. Little League Snack Shack

Jack Paolucci was present to discuss building a concession stand in Black Creek Park to be used for Little League games. He provided a diagram and a list of construction items. CCLTOA would own and maintain the building after construction is completed. Use of Snack Shack would be voted on every year by the Board of Directors. Little League would have priority of usage but other groups could use it too. Approximate construction cost \$15,000 to \$20,000. Construction workers would have to be licensed and insured. Contractors and individuals involved in this project so far are: Caywood Construction; D&M; Lions Club; Parks & Rec. Revenues would go back to the Little League. The Board could revoke the concession stand privileges if there are problems such as vandalism or trash not cleaned up. Building would be over 8 x 12 so a permit is required. Permit fee will be waived. Add the Concession Stand to the Reserves. Still discussing electrical needs, plumbing, water, and drainage. Building would have to be consistent in appearance with the other buildings in the Park. Ideal time frame would be to have the building completed before season starts in April. The Board gave permission to proceed and to provide more details as soon as possible.

##### ITEM 4. New Stove for Kitchen Reserve Item 0800-230

Only have quotes for stoves so far. Need quotes for hoods before making a decision.

##### ITEM 5. Transfer of monies from Reserve Accounts to Operating Account

Jack will make a motion and deliver the Treasurer's Report since Doug Rockey will not be at the Board meeting.

##### ITEM 6. Fireman's Bingo request to use Black Creek Hall in 2010

Discussion.

##### ITEM 7. Proposal to replace locks on electric gates.

Discussion- Asked Nancy to research cost of rekeying versus replacing locks.

##### ITEM 8. Contract for 2009 Annual Financial Review from CPA

Discussion

#### 2010 Operating Budget

The Board continued reviewing line items on the 2010 Operating Budget. Discussion about wells and water usage in Black Creek Park. Nancy will research and report back with information.

Scheduled an Executive Study Session to discuss payroll on Tuesday, October 20, 2009 at 6:00 p.m.

**Adjourned:** Meeting was adjourned at 7:30 p.m.