



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
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Board Meeting October 15, 2009 Minutes

The meeting was called to order at 6:01 pm by President Doug Jones.

Board Members Present: President Doug Jones, Vice President Jack Forkner, Secretary Bill Cassidy, Director Kevin Gause

Absent: Treasurer Doug Rockey

Also Present: Office Staff Members Heather Van Natta and Nancy Nelson

Members Present: 19

Approval of Minutes: Motion to approve the minutes of the September 17, 2009 Board Meeting-**Passed 4-0**

Motion to approve the minutes of the September 15, 2009 Study Session-**Passed 4-0**

ACB Report: Jack Forkner reported that there had been a complaint submitted to the office about a "collection of junk" on a lot. The ACB did an inspection of the property and did find it to have an accumulation of stuff-yet they found nothing in our governing documents prohibiting this. The Board will advise the ACB to refer the complainants to the County Code Compliance Department.

Maintenance Report: Nothing to Report

Treasurer's Report: Jack Forkner reported, due to the absence of Treasurer Rockey, the operating accounts balance is \$50,659.13 and the reserve accounts balance is \$376,176.89. He reported \$67,408.53 is still outstanding in Accounts Receivable-that is approximately 200 lots that have not paid their annual assessments. The Board is working diligently on the 2010 Operating Budget; once it is complete they will begin working on the Reserve Update. He also commented that each committee needs to complete the charter form that was handed out at the September meeting. Motion was made to accept the report -**Passed 4-0**

P&E Committee Report: the trail down Cheyenne to Copper Cove is opened and another trail off of Buffalo to Canoe. There is a complete loop and access to the arena and park off of the loop of trails. Kevin emphasized that the trails are not just for horses-they are for everyone (excluding motorized vehicles)

Tree Committee Report: Chairman John Howsden reported that he had contacted 7 landscaping contractors for bids. They've only received 2 bids so far. The committee will be having a meeting to hammer out start dates, budget requests, etc.

Garden Committee Report: Nothing to Report.

Little John Park Committee Report: Nothing to report, they haven't had a meeting yet.

Old Business:

- a) Motion was made to approve Revised Kiva Rules-30 Notification Requirement to Membership was fulfilled-**Passed 4-0**
- b) Little League Snack Shack-a group of individuals and businesses in Copperopolis are trying to get donations of labor and materials to build a snack shack at the ball field. Jack Paolucci submitted a diagram to the Board. The building would belong to CCLTOA-and would be maintained by the association, and would need to be added to the Reserve Study. **No Action Taken**
- c) Purchase of new stove-**Tabled**
- d) Transfer of monies from reserve fund to operating fund-Motion was made to rescind the action taken by the Board during the May 21, 2009 meeting that moved the Motherlode Bank CD to the Reserves in the Chart of



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Accounts-**Passed 4-0** Motion was made to transfer \$82,064 from the Guaranty Money Market Account (Reserves) to the Umpqua Checking Account (Operating)-**Passed 4-0**

New Business:

- a) Fireman's Bingo Request to use Black Creek Center for 2010-**Passed 4-0**
- b) Motion was made to replace or rekey the locks on the electric gates at both Kiva & Black Creek, cost not to exceed \$375-**Passed 4-0**
- c) Contract From CPA Kalfsbeek & Company to prepare the 2009 yearend financial review and taxes-**Passed 4-0**

Open Forum:

Lot 121-they are looking into putting a barn on their property. They have some bids-she was not sure of the process. Jack Forkner explained to her that the plans need to be submitted to the office for the ACB to review and approve.

Lot 665-there is a possible concern of liability to the association he wants the board to be aware of. There are quite a few people that are parking at the top of Kiva and walking around the gates, the walkway around the gates is steep and dangerous. The board told him that they are going to be fencing this off so people cannot walk around the electric gates anymore. They will ask Rockey to get some bids for fencing this area.

Issues & Announcements:

Black Creek Center will be a receiving site for the Thanksgiving Food Drive being held by the Copperopolis Food Pantry.

There will be a Christmas Craft Faire at the elementary school on December 5th-there is no charge for booth rental.

Jack encouraged all committee members to feed the office with information and pictures of what the committees are doing-to be posted on the website. The website is a great place to tell the membership what is going on and perhaps get others involved.

Meeting was adjourned at 7:10 pm.