



## Copper Cove at Lake Tulloch Owners' Association

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### Study Session

19 April 2011

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

**Also Present:** Stacy Halstead Office Assistant

**Members Present:** 6

*Meeting Called to Order at 6pm*

#### Budget vs. Actual

The Board reviewed Budget by line item. Jack said were roughly 30% through the year. Association is well over budget for propane. Heather has contracted with AmeriGas. They will be out on Wednesday to install the new tank. Stacy will call Mother Load Propane for removal of the old tank.

#### Website

Grant offered input on what we want and don't want on the new website. He found a new host for the website which is wordpress.org. It has templates that could suit our needs. Grant-its very simple to use and to learn. Wordpress.org can host everything that we have on our current site and more. Jack-is concerned that wordpress.org is more like a blog rather than a website. Grant gave a description on how it would look and explained how its not too much like a blog. Grant also noted that for example if the Events committee had minutes to be posted the committee chairperson would have their own login & password and could post it themselves, but before it would become public an email notification would go to the admin (board member) of the website asking for its approval so it could become public.

#### Proposed By-Law Change

Submitted by Roger Mowery via email on 30 March 2011. Roger feels its insufficient to have someone who does not live here full time to be able to full fill the obligations as a board member. Grant and Roger came to a disagreement on this matter. Grant feels that cutting out ¾ of the member is unfair. He also feels that those who don't live here has just as much rights to the association as those who do live here full time. Kevin & Jack feel it should go on the ballot for members to vote on. Action to be taken on Thursday nights meeting 4/21/2011.

#### Committee Project Handbook

Respectfully submitted by Roger Mowery. Which at this time he is with drawling both handbooks being as they are both copy righted by him.

#### Kiva Status Update

Grant asked Roger for an update on the line removal in the Kiva swim area. Roger says he has nothing to contribute at this time. Jack wants to know what regulations or rule that the



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association is in violation of. Kevin let Grant know that the lines are 99% removed and is being taken care of.

### **E-Mail Correspondence**

Kevin-Susan Larson said she received a "flurry" of emails. Kevin-he knows that he did not send them and ask Grant what she is referring to. Grant-thinks she is referring to the emails sent between Roger and herself regarding the line removal.

### **Tuscany Hills**

Monte Crigler is out sick and will not be able to speak at Thursday's meeting on 4/21/2011. Jack will speak briefly on this Agenda item.

### **Tractor Shed Update**

Dell Cloward finished installing the stem walls for the foundation of the tractor shed. Jack doesn't feel that his job is done. While installing the stem walls Dell damaged some of the asphalt on the interior of the walls. Stacy already paid him for his work per Heathers direction. Jack or Roger will get in contact with Dell to solve this issue.

### **Black Creek Park Issues**

Alfred- Due to excessive rain the asphalted parking lot has been getting damaged due to water being retained under neith it. Discussion was made on how to address this matter. Alfred also informed the board that water is going under the bridge towards Black Creek and causing a lot of flooding problems again due to excessive amounts of rain we had this winter. Alfred needs a 30' culvert pipe to eliminate further or future problems. Action to be taken at Thursday night's meeting on 4/21/2011.

### **Transfer of Money**

\$5,705.00 due to reserve account from 2010 due to depreciation of tractor. \$73,347.00 due to reserve account for 2011 contribution. Action to be taken at Thursday night's meeting on 4/21/2011.

### **Event Committee**

Dianna Lopez-Proposed to reinstate Craft Fair for 1 October 2011 and rename it The Harvest Craft Fair. It will raise money for the association and be of NO cost to the association. Action to be taken at Thursday night's meeting on 4/21/2011.

### **Jadene Jordan**

Homeowner for many years, in good standings. She has proposed a running track for Black Creek Park. Homeowner left in middle of the meeting. Was unable to answer boards' questions.

*Meeting Adjourned at 8:10pm*