



Copper Cove at Lake Tulloch Owners' Association

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Study Session 2/15/2011

Present: President Jack Forkner, Vice President Kevin Gause, Treasurer Lorraine Contreras, Secretary Roger Mowery & Director John Salmon.

Also Present: Office Staff, Heather Van Natta & Stacy Halstead

Meeting Called to Order at 6:00pm

Tim Riley for Kiva Boat Launch – He selected Mother Lode Surveyors to prepare the survey of the Kiva parcel the cost for this service was \$2,960.00. We also obtained a preliminary title report, which included a description of all easements on the parcel. Tim presented his drawings and the surveyors report to the Board. At the bottom of the boat ramp there is a very large drop off that has proved to be very problematic, the Association has attempted to address this issue by installing a cyclone fence. Tim explained that we will have to find a different solution because fences and such are not acceptable (per Tri-Dam) anymore. Tim presented his first set of drawings to fix the issue with the launch ramp. His first approach was not a good option. He then presented 2 more approaches that are feasible to gain what we need-a deeper launch ramp and an easier approach. Susan Larson for Tri-Dam – Susan had two questions; first what are you trying to do? Second, why so much fill? (The second approach Tim presented required a lot of fill). Susan indicated that Tim's third approach at designing the ramp was more feasible. If we do remove fill from some area, the Army Corps of Engineers will give credit to allow for more fill in the new location. The third approach also widens the ramp by 4 more feet, which would make it 24' wide. Susan Larson volunteered to attend the permitting meeting at the Army Corps of Engineers in Sacramento to help assist us to get the permits that we will need. Tim Riley will have to have the cut and fill calculations prior to the meeting in Sacramento. Also, we will need to bring current photos of the launch ramp for the Army Corps of Engineers.

Tractor Replacement – A zero turn mower, commercial grade, we test drove 2 of the 4 mowers that we looked at. Jack created a spreadsheet to compare the mowers that were looked at. Research showed that Exmark and Scag are top of the line zero point turn riding mowers. Alfred feels that the 48" mulch deck is large enough to fit our needs. The speed of these mowers will decrease mowing time significantly. All of the maintenance work on the eXmark can be done in house. Research showed that customer support is excellent. Jack and Alfred agree that the Kawasaki motor is the best choice. The Exmark Lazer AS-48" Kawasaki 22 horsepower, mulch kit, sun shade, single 12 gallon tank, recommended. The use of Exmark hydraulic oil- this is the recommendation to purchase. Pending any information we may gain at the CAI luncheon tomorrow-we will take a vote at the Thursday meeting.

Kiva Shade – A sunscreen that could be put up and taken down was proposed by Roger Mowery. King Parrish gave a bid of \$350 to hem the screen. Project will be put in a proposed projects file until funds are available for the project.



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Kiva Hours – This topic is tabled until Thursday's meeting so Kiva Committee Chairperson can be present to present this proposal, and answer any questions.

Community Information – A request was email into the office recently requesting to put a piece in the Associations' newsletter.

Meeting Adjourned at 7:50p