



Copper Cove at Lake Tulloch Owners' Association

920 Black Creek Drive
Copperopolis, CA 95228
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Study Session 6-15-2010

Board Members Present: Bill Cassidy, Doug Jones, Doug Rockey, Jack Forkner

Also Present: Heather Van Natta

Absent: Kevin Gause

Members present: 10

Meeting called to order at 6:00pm

Bylaws Change: Jack Forkner recommends that we send a ballot out to strike the requirement of a nominee being present from the bylaws. Doug Jones makes the argument that perhaps the members would like to address the nominee. Bill Cassidy and Doug Rockey agree that it should be sent to the membership to decide. Action to be taken at Thursday's meeting, scheduled 6-17-2010.

Reserve Study: Jack Forkner produced some sample reports from the study. He has entered all of the info into the study. He explained that report to the Board.

Black Creek Parking Lot: It needs to be sealed- this fall just before the rainy season. Also, our part of Black Creek Rd has some serious problems that need to be fixed.

Request to use Black Creek Center: For N.A. (Narcotics Anonymous) meetings, Wednesdays 7-8:30pm. They carry their own liability insurance. Central Sierra Area-12 step program modeled after A.A. (Alcoholics Anonymous), but more than just a place to get off drugs. 1: attend for a safe place 2: share what they have learned. They insist on being allowed to pay some kind of rent. They would be willing to donate time in lieu of money. Mr. Whittle is a resident of Copper Cove.

Parking lot repairs: In the contract there was a \$3,000 allowance for the patchwork. After completion all of the patchwork was \$855 shy. Action to be approved on Thursday 6-17-2010.

Security Cameras: Estimate of \$14,936.21 from Mountain Alarm. Bill Cassidy has contacted CCWD to find out if we can use one of the empty rooms at the pump house. He will ask CCWD if we can pay them a \$25 or so per month fee to cover electricity costs.

Boat Launch: Bill Cassidy has met with Susan Larsen of the TriDam Project (6-15-2010). \$500 was paid in 2008 for a permit that wasn't finalized; that money is gone. The Association would be required to pay a new \$500 permit fee. He has a bid from Ralph Teeple to remove the asphalt and replace it with grooved concrete. This would require a permit from TriDam, since it is below the 515 elevation.

Industrial Toilets: Replacement of the toilets in the outdoor Restrooms at Black Creek Center. Jack Forkner would like to look into toilets without tanks.



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Request from Member: To have an item placed in the newsletter- Request was denied on the basis of Civil Code 1363.03. Most important word/ statement is **if** access has been provided to one member then it must be provided to all.

Miscellaneous: Flag to half mast in honor of fallen soldier, and note made on marquee.

Meeting adjourned at 7:00pm